

# BUCKINGHAM TOWNSHIP

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## BOARD OF SUPERVISORS REGULAR BUSINESS MEETING

## AGENDA

JUNE 26, 2024

Call to Order 7:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
  - Buckingham Townships Free Family Fun Concert Series is held every Thursday through August 15, 2024 (except on July 3) at Hansell Park, with a rain location of Buckingham Springs Clubhouse.
  - Join us for "Day in the Park" on Thursday, June 27<sup>th</sup> from 11am-2pm, at the New Holicong Park Pavilion.
3.
  - a. Consideration of approving **Buckingham Water Company – Generator Upgrade Project (BT-22-01)**, Change Order #3, increasing the contract by \$2,800.00 to a new contract total of \$788,170.00.
  - b. Consideration of approving Payment Request No. 12, to GS Developers for work completed on the **Water Company Generator Upgrades, Contract BT-22-01**, in the amount of \$77,970.00.
  - c. Consideration of approving Payment Request No. 16 (Final Payment), to GS Developers for work completed on the **Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05**, in the amount of \$8,520.00.
  - d. Consideration of approving Payroll dated May 23, 2024, June 6, 2024 and June 20, 2024, and the Bill List for the meeting of June 26, 2024.
4. Consideration of approving draft Supervisor's Minutes of the May 15, 2024 Work Session and the May 15, 2024 Regular Business Meeting.
5. Consideration of accepting for inclusion in the Township records various Departmental Minutes and Advisory Body Minutes.
6. Consideration of recommending Preliminary/Final Approval of the "**McIntyre Project**", Minor Subdivision plan dated November 20, 2023, Township File SA 2024-01, 2 Lots, 3.0 Acres to be conveyed from TMP 6-17-30 to TMP 6-17-29, located in the AG-1 Zoning District, with a 90-day review period expiration date of July 2, 2024.
7. Consideration of accepting the Roadmaster's recommendations to award the 2024-2025 Fuel Bid, through the Bucks County Consortium, to Riggins, Inc. of Vineland, New Jersey, for Unleaded Regular Bas and On-Road Ultra Low Sulfur Diesel Fuel and to Colonial Oil Industries, Inc. for #2 Heating Oil.

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8. ESCROW RELEASE:

"Daniel & Lisa Henry, 5388 Lower Mountain Road, Stormwater Facility Development Contract", TMP 06-021-027	Request for Release #1	\$16,042.93 recommended for release
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9. Additional Business / Manager's Items:

- Consideration of approving the request submitted by Anthony Mantellino on behalf of Our Lady of Guadalupe Parish to waive the \$50.00 Temporary Sign Permit Fee set by Resolution No. 2618 for signs advertising a rummage sale on July 31<sup>st</sup> and August 1-3, 2024, with proceeds to benefit local charities.
- Consideration of approving Resolution No. 2624 PennDOT Application for Traffic Signal Approval for revisions to the existing traffic signals at Lower York Road / Penns Market Access and Lower York Road / Street Road.
- 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. 2618 for use of the Holicong Park Pavilion for a fundraiser to be held on August 11, 2024.

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

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

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

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

**PUBLIC COMMENT**

*No Activity.*

**BOARD'S ANNOUNCEMENTS**

Mr. Smith stated the township wanted to recognize the efforts put forth by Provco/Wawa to complete dedication requirements and anticipated that the few outstanding items should be completed in time for the Board's consideration of acceptance during the next business meeting. Mr. Schroeder was present on behalf of the applicant and thanked Mr. Gray for being very communicative in the process and said that he was happy to hear that dedication would be considered soon.

Mr. Calderaio said the Board had an Executive Session earlier this evening to discuss potential offers to be made to landowners for potential agricultural preservation.

Mr. Calderaio read the following announcements:

- Buckingham Townships Free Family Fun Concert Series is held every Thursday through August 15, 2024 (except on July 3) at Hansell Park, with a rain location of Buckingham Springs Clubhouse.
- Join us for "Day in the Park" on Thursday, June 27<sup>th</sup> from 11am-2pm, at the New Holicong Park Pavilion.

**PAYROLL and BILL LIST**

**Consideration of approving Buckingham Water Company – Generator Upgrade Project (BT-22-01), Change Order #3, increasing the contract by \$2,800.00 to a new contract total of \$788,170.00.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Buckingham Water Company – Generator Upgrade Project (BT-22-01), Change Order #3, increasing the contract by \$2,800.00 to a new contract total of \$788,170.00.*

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. 12, to GS Developers for work completed on the Water Company Generator Upgrades, Contract BT-22-01, in the amount of \$77,970.00.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Payment Request No. 12, to GS Developers for work completed on the Water Company Generator Upgrades, Contract BT-22-01, in the amount of \$77,970.00.*

Mr. Calderaio reiterated 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. 16 (Final Payment), to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05, in the amount of \$8,520.00.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Payment Request No. 16 (Final Payment), to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05, in the amount of \$8,520.00.*

Mr. Calderaio repeated that the money for this project and all other water and sewer projects comes from the income received from the customers of the wastewater or water system, as the case may be, not from the township's general fund or tax revenues.

*The motion carried unanimously.*

**Consideration of approving Payroll dated May 23, 2024, June 6, 2024 and June 20, 2024, and the Bill List for the meeting of June 26, 2024.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Payroll dated May 23, 2024, June 6, 2024 and June 20, 2024, and the Bill List for the meeting of June 26, 2024, in the total amount of \$2,349,133.57. The motion carried unanimously.*

## MINUTES

**Consideration of approving draft Supervisor's Minutes of the May 15, 2024 Work Session and the May 15, 2024 Regular Business Meeting.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve, as most recently presented, the draft Supervisor's Minutes of the May 15, 2024 Work Session and the May 15, 2024 Regular Business Meeting. The motion carried unanimously.*

**Consideration of accepting for inclusion in the Township records various Departmental Minutes and Advisory Body Minutes.**

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

**BUSINESS**

**Consideration of recommending Preliminary/Final Approval of the “McIntyre Project”, Minor Subdivision plan dated November 20, 2023 as most recently revised May 17, 2024, Township File SA 2024-01, 2 Lots, 3.0 Acres to be conveyed from TMP 6-17-30 to TMP 6-17-29, located in the AG-1 Zoning District, with a 90-day review period expiration date of July 2, 2024.**

Mr. John Genovesi and Mr. Cody Spadaccino of Tri-State Engineers & Land Surveyors, Inc. were present, along with property owner Steve McIntyre, to discuss the proposed subdivision plan.

Mr. Genovesi explained that the applicant, Steve McIntyre, proposes to transfer three acres of land in a lot line change between 3152 and 3182 Lower Mountain Road. He explained that the current property line runs vertically from Lower Mountain Road to the back of the properties, and the applicants propose to transfer a 3 acre rectangular piece near Lower Mountain Road from the Dunn’s to the McIntyres and use the area as pasture for steer. He said there would be clearing of dead trees and underbrush to turn the area into a pasture, but no other improvements would be necessary.

Mr. Genovesi said that all items in the June 21, 2024 Knight Engineering, Inc. letter are “will comply”. Mr. Genovesi said there were several waivers requested which Knight Engineering supported, with the exception of waivers related to stormwater management and the erosion and sediment plan (which were requested due to no planned improvements to be made to the property as part of this application), which were deferred until the time of any future development, Building Permit Application or grubbing activities on the site.

Mr. Gray confirmed that most of the waivers were supported as this is a transfer of land over a 2-stage process, due to the Act 319 status of the Dunn’s property. Mr. Gray explained they did not recommend waiving the stormwater and erosion and sediment plan requirements in case there were improvements built in the future but did recommend deferring them.

Mr. Gray said the Zoning Officer had confirmed the application shows an appropriate use for the site.

Mr. Rosanova of the Bucks County Planning Commission said their only review comment was regarding the proposed use. He questioned how many steers and confirmation of the principal use and explained that they were told at the Buckingham Township Planning Commission meeting that there would only be a handful of steers and the principal use is the existing home, so he had no additional comments.

Ms. Manicone, Landscape Review Consultant, confirmed she had visited the site with Mr. Spadacino and discussed a sizeable area of dead ash trees to be removed, and a couple of large caliper trees to be protected. She said the applicant had addressed all of her comments in their revised submission, including planning to add decorative fencing to protect tree trunks from cattle nibbling on them. She said it is a lovely site.

*Mr. Calderaio made a motion, seconded by Mr. Forest, to recommend Preliminary/Final Approval of the "McIntyre Project", Minor Subdivision plan dated November 20, 2023 as most recently revised May 17, 2024, Township File SA 2024-01, 2 Lots, 3.0 Acres to be conveyed from TMP 6-17-30 to TMP 6-17-29, located in the AG-1 Zoning District, subject to the following:*

1. *Compliance with all the comments in the June 21, 2024 Knight Engineering, Inc. review letter.*
2. *Approving the waivers as requested May 22, 2024 with two exceptions:*
  - *#9.23 which is deferred until the time of future development.*
  - *Article 10 which is deferred until the time of future development.*
3. *Confirming that all of the Landscape Review Consultants comments have been addressed.*
4. *Confirming that all of the Bucks County Planning Commissions comments have been addressed.*

*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 Release:**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve the "Daniel & Lisa Henry, 5388 Lower Mountain Road, Stormwater Facility Development Contract", TMP 06-021-027, Request for Release #1, in the amount of \$16,042.93. The motion carried unanimously.*

#### **ADDITIONAL BUSINESS / MANAGER'S ITEMS**

**Consideration of approving the request submitted by Anthony Mantellino on behalf of Our Lady of Guadalupe Parish to waive the \$50.00 Temporary Sign Permit Fee set by Resolution No. 2618 for signs advertising a rummage sale on July 31<sup>st</sup> and August 1-3, 2024, with proceeds to benefit local charities.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve the request submitted by Anthony Mantellino on behalf of Our Lady of Guadalupe Parish to waive the \$50.00 Temporary Sign Permit Fee set by Resolution No. 2618 for signs advertising a rummage sale on July 31<sup>st</sup> and August 1-3, 2024, with proceeds to benefit local charities. The motion carried unanimously.*

**Consideration of approving Resolution No. 2624 PennDOT Application for Traffic Signal Approval for revisions to the existing traffic signals at Lower York Road / Penns Market Access and Lower York Road / Street Road.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Resolution No. 2624 PennDOT Application for Traffic Signal Approval for revisions to the existing traffic signals at Lower York Road / Penns Market Access and Lower York Road / Street Road. 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. 2618 for use of the Holicong Park Pavilion for a fundraiser to be held on August 11, 2024.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, 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. 2618 for use of the Holicong Park Pavilion for a fundraiser to be held on August 11, 2024. The motion carried unanimously.*

*Mr. Calderaio made a motion, seconded by Mr. Forest, to adjourn the meeting at 8:53 pm. The motion carried unanimously.*

**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.*