

**BUCKINGHAM TOWNSHIP**

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**BOARD OF SUPERVISORS  
 REGULAR BUSINESS MEETING**

**AGENDA**

**MAY 15, 2024**

19521

Call to Order 7:30 p.m.

*Swearing in Chief of Police, David J. Scirrotto*

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
  - The Buckingham Township Administrative Offices will be closed Monday, May 27<sup>th</sup>, in observance of Memorial Day.
  - Buckingham Townships Free Family Fun Concert Series begins June 20<sup>th</sup> at Hansell Park from 7pm-9pm, with music and ice cream!
3.
  - a. Consideration of approving Payment Request No. 11, to GS Developers for work completed on the **Water Company Generator Upgrades, Contract BT-22-01**, in the amount of \$108,000.00.
  - b. Consideration of approving Payroll dated April 25, 2024 and May 9, 2024, and the Bill List for the meeting of May 15, 2024.
4. Consideration of approving draft Supervisor's Minutes of the April 24, 2024 Work Session and the April 24, 2024 Regular Business Meeting.
5. Consideration of accepting for inclusion in the Township records various Departmental Minutes and Advisory Body Minutes.
6. Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Residential Development Contract and Water and Sanitary Sewer Development Agreement covering the "**Fenton's Corner**" Subdivision, Township File SA 2013-03, to May 24, 2025.
7. Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Land Development Contract for the "**Bucks County Airport Authority, Doylestown, Airport – Phase II**" Land Development, Township File LD 2003-02, to June 11, 2025.
8. Consideration of adopting the Buckingham Township Energy Transition Plan.

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9. Additional Business / Manager's Items:

- Consideration of authorizing township staff to take the required actions to become a designated Bird Town through Bird Town Pennsylvania.
- Consideration of appointing Jim Webb to the Historic Architectural Review Board filling a vacancy with an expiration date of January 2025.
- Consideration of approving the Settlement Agreement between Buckingham Township and Samantha Devery per recommendation of insurance counsel.
- Consideration of approving the Purchase Order to Chapman Auto Group for an F350 with uplifting package, in the amount of \$78,042.93.
- Consideration of approving a connection to the Cold Spring Wastewater System for 3761 Cold Spring Creamery Road, TMP 06-004-038.

Buckingham Township Board of Supervisors  
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, May 15, 2024 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

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

*Judge Maggie Snow was present to swear in the new Chief of Police, David J. Scirrotto. Several family members and friends were also present to celebrate the happy occasion.*

**PUBLIC COMMENT**

Mr. Terry Maloney, Durham Road, Buckingham Township.

Mr. Maloney said he was born and raised in Bucks County and has lived here for 70 years and expressed his frustration with the residents who he thought provided two hours of mostly inaccurate information during the public comment at the last Board of Supervisors meeting. He said he heard residents accuse the supervisors of stealing property for township use, when in fact they had paid more than market value for property to be used as a spray field to benefit the same township residents. Mr. Maloney said that in 1987 spray fields were a novel idea and have proven themselves to provide a safe and environmentally friendly operation which is monitored by township staff with quarterly testing reported to the Pennsylvania Department of Environmental Protection.

Mr. Maloney said as far as the proposed warehouse on Cold Spring Creamery Road, the property was zoned industrial in the 1950's. He said that the houses along Cold Spring Creamery Road weren't there when he came to this township, but they are now. He said the field across from his home is going to be a housing development. Mr. Maloney said that people should know what the zoning is when they move in, yet they still complain when something happens that is allowed to be there by zoning.

Mr. Maloney thanked past and present supervisors for their stewardship and said they have done a wonderful job managing growth and preserving land, making this a desirable township to move to, and he feels privileged to live here.



Mr. Richard Smith, Mechanicsville Road, Buckingham Township.

Mr. Smith said he was present to raise objections to the proposed spray fields on the property at Street and Mechanicsville Road, and that he had questions. Mr. Smith asked if they could request the following items: 1) all documentation regarding the resolution that was approved to condemn the property, 2) a copy of the actual agreement with Mr. McArdle, 3) names of persons involved in any discussions, and 4) minutes regarding the condemnation of the property. Mrs. Cozza replied they could file a Right-to-Know request and the township would provide anything that was not in draft form as they are not public records but could provide final documents. Mrs. Cozza said that meeting minutes once approved are posted on the township website but could also be requested in a Right-to-Know request. Mr. Smith asked the reasons for not notifying the residents of the township's intention to condemn the property stating it was not on any agenda, and Mrs. Cozza replied that all action was taken during public meetings.

Mrs. Diane Treat, Mechanicsville Road, Buckingham Township.

Mrs. Treat asked if they could request copies of all documentation from the engineers and permit applications to the Bucks County Department of Health and the Pennsylvania Department of Environmental Protection for the design of the proposed spray field. Mrs. Cozza replied that as she had previously explained to Mrs. Treat, the township is currently testing the soil, that the permit has not yet been applied for, and the full design is still being developed. Mrs. Cozza said that Mrs. Treat will most certainly be invited to participate in the design process per their previous conversations.

Mrs. Treat then asked where the sewage was coming from, as she and her neighbors have individual wells and sand mounds. Mrs. Cozza said the treated water would come from the Cold Spring public wastewater system that services the developments in that area. Mrs. Cozza also replied that the Stonymead spray site is located adjacent to the proposed site. Mrs. Treat said she was aware of that.

Mrs. Treat next asked how the sewage gets to the site, and if pipes will be placed under her property. Mr. Gray said the pipes are usually placed in right-of-ways that the township owns or an easement is requested from the property owner as needed.

Mr. Gray clarified that it is treated water that would be sprayed, not raw sewage. Mrs. Treat asked where it is treated, and Mr. Gray said there are multiple lagoons in Cold Spring Hunt and on the townships' Lojeski site. Mrs. Treat clarified there would not be lagoons on the new site and Mrs. Cozza confirmed that to be true. Mrs. Treat asked how the raw sewage is processed, and Mr. Forest said this was all discussed during the last Board meeting. Nonetheless, Mrs. Treat asked that it be explained again. Mr. Jim Walter explained the wastewater treatment process of spray irrigation, summarizing the multi-step process of sewage being pumped to an aerobic digester where oxygen is pumped through it, microorganisms degrade the organic materials followed by a disinfection step where the microorganisms are killed, then it is filtered and pumped off to clarifying ponds or spray fields.

Ms. Susan Pierson, Burnt House Hill Road, Buckingham Township.

Ms. Pierson asked what happens to all of the sludge. Mr. Walter said the sludge stays in the lagoon, which is much more efficient than a regular septic tank due to the aerobic digester.

Mrs. Phyllis Rubin-Arnold, Long View Lane, Buckingham Township.

Mrs. Arnold said she was here about the warehouse. Mrs. Arnold stated that she has been in warehouses and seen them, they have walls, they put things in and store them until needed, and then they take them out. She said in her opinion this one is not a warehouse, it is a truck terminal. Mrs. Arnold said that trucks will come in, get offloaded and put into other trucks to go out. She said there is no storage, and she wants it to be called a truck terminal.

Mr. Stephen Cassidy, Liz Circle, Buckingham Township.

Mr. Cassidy explained that he lives in the Hearthstone development and is a driver for the Central Bucks School District. Mr. Cassidy said he drives a 40' school bus and his route is in the area of the proposed warehouse. Mr. Cassidy said he has seen tractor trailers turning right from Landisville Road onto Stony Lane, and they move very slowly and have to wait for any traffic on Stony Lane to back up 10-20 yards before they are able to make the turn. He said they must move the cab into oncoming traffic when making turns. He said there is also a UPS driver he sees regularly who has the same route in the same area. Mr. Cassidy said turning from Old Easton onto Research Way is the same situation. Mr. Cassidy said he has heard there is an exit route planned, but you can't make people use it and drivers will go whatever way their navigation system takes them. Mr. Cassidy said as an experienced driver, he wanted to go on the record that he regularly drives the proposed exit route, and he finds it risky in a 40' bus and cannot imagine people not from the area driving on our small local roads.

Mrs. Celeste Callaghan, Street Road, Buckingham Township.

Mrs. Callaghan said the spray field will be on three sides of their home, and they now call it Ground Zero. Mrs. Callaghan said she saw the well testing results from 2022 on the Buckingham Township website, and asked when 2023 would be posted? She said the tests were for monitoring wells at the township spray fields. Mrs. Cozza asked Mrs. Callaghan to call her so they can discuss specifically what she is requesting. Mrs. Cozza asked if Mrs. Callaghan has spoken with Steve Clark, Director of Water and Wastewater Department, and Mrs. Callaghan said "no".

Mrs. Callaghan requested to be on some type of agenda so that people who are immediately affected like herself and her neighbors could speak to parties who know more. She said

they want to be educated and know what is happening. Mrs. Callaghan wondered about well water impact and their septic system as both are old, and she wondered if they would be affected by so much more water getting into the ground.

Mrs. Cozza said the water quality reports are online, but they are for the township wells, not spray fields. Mrs. Cozza requested to meet with Mrs. Callaghan to get her the information she is requesting and answer her questions. Mrs. Callaghan requested that Jim Walter and Gary Weaver meet with them, also, and Mrs. Cozza agreed. Mr. Gray recommended that Larry Hepner, Township Agronomist, also be present at the meeting. Mr. Calderaio said it has always been the goal to involve the residents who live directly near the site.

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Mr. John Skoutelas, Arbor Lane, Buckingham Township.

Mr. Skoutelas said he is the Vice President of the Landisville Hunt Homeowners Association, and Christine Beltry is the President. He said that they have been watching the process of the proposed warehouse project. Mr. Skoutelas said he knows the Buckingham Township Zoning Ordinance is a well thought out document with vigorous enforcement by the township (for which he thanks the township because that is why we all live here), but he questioned it due to his recently becoming aware of the attorney's Grim Biehn & Thatcher letter that lays out succinctly why it is in fact a truck terminal use and not permitted by zoning where it is proposed to be. Mr. Skoutelas respectfully requested on behalf of the Homeowners Association that the Board denies the warehouse application based on it not being permitted by zoning. Mr. Skoutelas said the township has always had a conservative interpretation of the zoning ordinance and he hopes they continue that, or at least respond in writing as to why that analysis is incorrect before they take any action on the application.

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Mr. Jeff Glauber, Twinbrook Circle, Buckingham Township.

Mr. Glauber said he had listened to PennDOT's zoom call meeting regarding replacement of the bridge on Cold Spring Creamery Road. Mr. Glauber said the bridge historically gets washed out even after medium sized storms. He said that PennDOT is investing \$1.9 million dollars in the new bridge, which will have a new opening only 27% bigger than the old opening, and he questioned that as the flow is a lot more than just 27%. Mr. Glauber said that on the call Buckingham Township asked the same question, and the words PennDOT used did not assure it would help, but they assured the new bridge would be better than the existing bridge. Mr. Glauber stated PennDOT also said the road will be higher, and the water will be hitting the wall against the road but not going over the road, and he questioned that as the water still will not be getting through the opening. Mr. Glauber felt the bridge design was inefficient and encouraged the township to stay on top of the project.

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Ms. Lisa Briegel Braud, Dark Hollow Road, Buckingham Township.

Ms. Braud said “Congratulations and welcome to Instagram” to Buckingham Township and said that more communication in the township is great and she is super excited. Ms. Braud said the new edits to the township website also look great.

### BOARD’S ANNOUNCEMENTS

Mr. Calderaio announced the Board held an Executive Session prior to this meeting to discuss land preservation proposals.

Mr. Forest expressed condolences to the family of Bill Yerkes who recently passed away. Mr. Forest said that Bill, John and Skip Yerkes grew up on Nonesuch Farm, the preserved land beside the township building. He said that Bill served as the president of the Bucks County Land Preservation Board for many years, where he was responsible for helping to preserve over 18,000 acres in Bucks County. Bill also served on the Buckingham Township Board of Supervisors for many years. Mr. Calderaio said we appreciate his life service. Mrs. Rash noted that the Nonesuch Farm Market continues to be operated by Bill’s family members and encouraged everyone to shop locally.

Mr. Calderaio read the following announcements:

- The Buckingham Township Administrative Offices will be closed Monday, May 27<sup>th</sup>, in observance of Memorial Day.
- Buckingham Townships Free Family Fun Concert Series begins June 20<sup>th</sup> at Hansell Park from 7pm-9pm, with music and ice cream!

### PAYROLL and BILL LIST

**Consideration of approving Payment Request No. 11, to GS Developers for work completed on the Water Company Generator Upgrades, Contract BT-22-01, in the amount of \$108,000.00.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payment Request No. 11, to GS Developers for work completed on the Water Company Generator Upgrades, Contract BT-22-01, in the amount of \$108,000.00.*

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 Payroll dated April 25, 2024 and May 9, 2024, and the Bill List for the meeting of May 15, 2024.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payroll dated April 25, 2024 and May 9, 2024, and the Bill List for the meeting of May 15, 2024, in the total amount of \$1,173,078.76. The motion carried unanimously.*

#### MINUTES

**Consideration of approving draft Supervisor’s Minutes of the April 24, 2024 Work Session and the April 24, 2024 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 April 24, 2024 Work Session and the April 24, 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 Mrs. Rash, to accept for inclusion in the Township 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 the time within which to complete the Improvements as set forth in the Residential Development Contract and Water and Sanitary Sewer Development Agreement covering the “Fenton’s Corner” Subdivision, Township File SA 2013-03, to May 24, 2025.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to agree to the Developer’s Request for an Extension of the time within which to complete the Improvements as set forth in the Residential Development Contract and Water and Sanitary Sewer Development Agreement covering the “Fenton’s Corner” Subdivision, Township File SA 2013-03, to May 24, 2025. The motion carried unanimously.*

**Consideration of agreeing to the Developer’s Request for an Extension of the time within which to complete the Improvements as set forth in the Land Development Contract for the “Bucks County Airport Authority, Doylestown, Airport – Phase II” Land Development, Township File LD 2003-02, to June 11, 2025.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to agree to the Developer’s Request for an Extension of the time within which to complete the Improvements as set forth in the Land Development Contract for the “Bucks County Airport Authority, Doylestown, Airport – Phase II”*



*Land Development, Township File LD 2003-02, to June 11, 2025. The motion carried unanimously.*

**Consideration of adopting the Buckingham Township Energy Transition Plan.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to approve adopting the Buckingham Township Energy Transition Plan.*

Mrs. Andrea Strout explained the Energy Transition Plan provides a guideline for Buckingham Township energy consumers to make a gradual transition to using 100% renewable energy by the year 2050. She said the plan is in draft form and will never move out of draft form as it is a living document. Mrs. Strout explained that the process for this plan began six years ago with many townships banding together, and in 2020 Buckingham Township adopted the Ready for 100 Resolution pledging to join other leading municipalities to set goals and transition to 100% clean and renewable energy community wide.

Mrs. Jane Seaberg, Bradley Court, asked how the dates were determined as they seem pretty far out. Mrs. Strout replied the dates are part of a worldwide consensus for our planet to avert the worst. Mrs. Seaberg said but we could make it happen sooner!

Mrs. Cozza reported that 50% of the energy purchased by Buckingham Township is clean energy.

*The motion carried unanimously.*

**ADDITIONAL BUSINESS / MANAGER'S ITEMS**

**Consideration of authorizing township staff to take the required actions to become a designated Bird Town through Bird Town Pennsylvania.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to authorize township staff to take the required actions to become a designated Bird Town through Bird Town Pennsylvania.*

Mr. Jim Walter of the Buckingham Township Environmental Advisory Commission explained that several townships in Bucks County are currently designated as Bird Towns, which means that the township commits to creating habitat to encourage and value birds. Mr. Walter explained that birds are beneficial in that they eat insects and clean up dead animals on the sides of roads, and that more habitat is needed to restore the bird population. Mr. Walter said the requirements are that the township form a Bird Town committee as a sub-committee of the Environmental Advisory Commission, and the committee would then complete the application and ask the Board of Supervisor's to pass an official resolution and approve the \$100 application fee. Mr. Walter said the township would have official Bird Town signs at each Welcome to Buckingham sign.

Mr. Calderaio asked if the subcommittee would be ongoing, and Mr. Walter replied "yes".

*The motion carried unanimously.*

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**Consideration of appointing Jim Webb to the Historic Architectural Review Board filling a vacancy with an expiration date of January 2025.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to appoint Jim Webb to the Historic Architectural Review Board filling a vacancy with an expiration date of January 2025. The motion carried unanimously.*

**Consideration of approving the Settlement Agreement between Buckingham Township and Samantha Devery per recommendation of insurance counsel.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Settlement Agreement between Buckingham Township and Samantha Devery per the recommendation of the Township's insurance counsel. The motion carried unanimously.*

**Consideration of approving the Purchase Order to Chapman Auto Group for a Ford F350 truck with uplifting package, in the amount of \$78,042.93.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Purchase Order to Chapman Auto Group for a Ford F350 truck with uplifting package, in the amount of \$78,042.93. The motion carried unanimously.*


**Consideration of approving a connection to the Cold Spring Wastewater System for 3761 Cold Spring Creamery Road, TMP 06-004-038.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve a connection to the Cold Spring Wastewater System for 3761 Cold Spring Creamery Road, TMP 06-004-038. The motion carried unanimously.*

*Mr. Forest made a motion, seconded by Mrs. Rash, to adjourn the meeting at 9:10 pm. The motion carried unanimously.*

**Approved by the Board of Supervisors on the 26<sup>th</sup> day of June, 2024.**

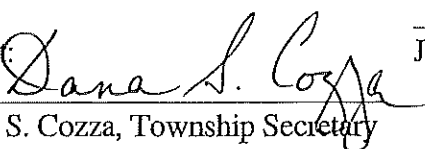
**Buckingham Township Board of Supervisors**

  
\_\_\_\_\_  
Paul Calderaio, Chairman

  
\_\_\_\_\_  
Maggie Rash, Vice-Chairman

  
\_\_\_\_\_  
Jon Forest

Attest:

  
\_\_\_\_\_  
Dana S. Cozza, Township Secretary

*Minutes respectfully submitted by Lori Wicen.*