

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda September 25, 2024 7:15 p.m.

Executive Session

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held September 25, 2024 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

Mr. Calderaio announced the Board held an Executive Session at 7:00 p.m. to discuss the potential acquisition of conservation easements.

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

Mr. John McGrath, III of Stonehaven Homes was present to provide a status update and to request feedback relative to having plans signed and recorded for the Penn’s Purchase project. Mr. McGrath explained that in June he received a review letter from Gary Weaver of Castle Valley Consultants requesting architectural and electrical drawings for the water treatment system, submitted the requested drawings, and had his engineer make the minor adjustments to match their plan to the architectural plans. Mr. McGrath said when he has the plans from his engineer, he will submit them to Gary Weaver, and then the plans should be ready to be signed.

Mr. Weaver confirmed that he has reviewed the architectural drawings which had some conflicts that need to be resolved, and he is aware that Gilmore and Associates is working on them. Mr. Weaver said he has sent the electrical drawings to his electrical engineer to review. Mr. Weaver said he also needs to meet with township staff to get their sign off on the operational aspect of the system.

Mr. McGrath confirmed that Mr. Smith is working with Greg Adelman on the necessary agreements, and Mr. Smith said the agreements are nearly complete except for some changes Mr. Adelman requested. Mr. McGrath asked about the tri-party escrow agreement, and Mr. Smith replied that is a straightforward agreement that will not take very long to prepare.

Ms. Betsy Payn, Hickory Hollow Lane, said she was present to represent the Foxbriar Condo Association and Estate Homes, and that the residents were very concerned this summer when they were told by Peddler’s Village that there may not be enough water in the tower if they had a fire, and that there was only a week’s worth of water in the system

to handle their household water. Mr. Forest replied if there was a township drought, the township would restrict watering, however there should be enough water in the tower for a fire. He added that the community is supported by the local fire companies who have tanker trucks. Mr. Smith reminded Ms. Payn that the water system serving Foxbriar is a private system, not a township owned system. Mr. Weaver said there is a supplemental well being installed for the system so there will be extra water available when it becomes a township system. Ms. Payn said the residents are aware that they will have to pay for water when it becomes a township water system. Mr. Forest said water rates will continue to rise as the government keeps changing the target for PFOA's and arsenic levels and the treatment becomes more expensive. Ms. Payn requested information on this to share with her residents. Mr. Weaver said the township plans to hold education meetings on this matter, as they will need to begin treatment in the wastewater systems as well. Mr. Calderaio said the township doesn't charge more for water and sewer than the cost, there is no profit made, and the township wants to keep it local. He said once a system is sold to a private company, the costs increase.

Mr. Calderaio, addressing Mr. McGrath, said the finance director has noted there are outstanding sewer bills for his property that need to be paid prior to the signing of record plans. Mr. McGrath said that he understands.

Mr. Gray said when everyone else signs off on the plans, he will apply his signature to them.

Mr. Forest asked what the process will be for Villaggio when they start construction. Mr. McGrath said that the owners of Villaggio have indicated they want to stay. He said they would need a lease agreement for the new facility and also need to determine how long they can stay in their existing space. He said the logistics need to be worked out. Mr. Gray said that construction wise the plans have been developed to allow for the one individual building to be constructed before the other outbuildings are being constructed.

Mrs. Rash asked if the plan still proposed a mixed use, and Mr. McGrath replied "yes".

Mr. McGrath thanked the Board for their time.

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

Approved by the Board of Supervisors on the 23rd day of October, 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.