

BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912
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Website - www.buckinghampa.org



BOARD OF SUPERVISORS REGULAR BUSINESS MEETING

AGENDA

NOVEMBER 13, 2024

Call to Order 7:30 p.m.

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1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - The Administrative Offices of Buckingham Township will be closed November 28th and 29th for the Thanksgiving Day Holiday.
 - The November 27th and December 25th Board of Supervisor Work Sessions and Regular Business Meetings have been cancelled. There will be a Work Session and Regular Business Meeting on Wednesday, December 11th, and the annual Reorganization Meeting (including a Regular Business Meeting) will take place on January 6, 2025 at a time to be determined.
 - Buckingham Township Annual Tree Lighting, Friday, December 6, 2024, 6pm CB East Choir, 6:30pm Santa Arrives. Please bring a non-perishable food item for the food pantry.
 - Red Cross Blood Drive, December 10, 2024 from 2-7pm. Go to www.redcrossblood.org to schedule your appointment.
3.
 - a. Consideration of approving Payment Request No. 3, to Derstine Company, LLC for work completed on the **Pump Station Generators and Upgrades, Phase 3, General Contract BT-23-01**, in the amount of \$54,000.00.
 - b. Consideration of approving Payroll for the week ending October 24, 2024 and November 7, 2024 and the Bill List for the meeting of November 13, 2024.
4. Consideration of approving draft Supervisor's Minutes of the October 23, 2024 Work Session and October 23, 2024 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of approving the Posting and Presentation of the 2025 Proposed Buckingham Township Budget.
7. Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for "The Estates at Furlong", Township File SA 2024-02, to February 28, 2025.
8. Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for the "McKee Development", Township File SA 2020-01, to July 1, 2025.

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9. 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 Contract to December 1, 2025 for the "Gash Tract" Subdivision, Township File SA 2004-04.
10. Consideration of agreeing to the Developer's Request for an Extension of Time within which to Complete the Improvements as set forth in the Land Development Contract to December 1, 2025, covering "PA Biotechnology Center", Township File LD 2017-02.
11.
 - a. Consideration of re-approving the "Penns Purchase II" Major Subdivision Plan, Township File SA 2018-04, Tax Map Parcel #06-016-015, in order that plans may be recorded.
 - b. Consideration of approving the Residential Development Contract between Buckingham Township and Stonehaven at Penns Purchase, LLC for "Village Crossing (AKA Penn's Purchase II)", Township File SA 2018-04, Tax Map Parcel #06-016-015.
 - c. Consideration of approving the Escrow Agreement for the Water and Sanitary Sewer Development Agreement and Residential Development Contract between Buckingham Township, Stonehaven at Penns Purchase, LLC and Meridian Bank for "Village Crossing (AKA Penn's Purchase II)", Township File SA 2018-04, Tax Map Parcel #06-016-015.
 - d. Consideration of approving the Deed of Dedication and Grant of Easements between Stonehaven at Penns Purchase, LLC and Buckingham Township for "Village Crossing (AKA Penn's Purchase II)", Township File SA 2018-04, Tax Map Parcel #06-016-015.
 - e. Consideration of approving the Grant of Easement between Longland Investments, LLC, Stonehaven at Penns Purchase, LLC and Buckingham Township for Sidewalk/Trail Easements on Tax Map Parcel #06-016-020.
 - f. Consideration of approving the Water and Sanitary Sewer Development Agreement between Buckingham Township and Stonehaven at Penns Purchase, LLC for "Village Crossing (AKA Penn's Purchase II)", Township File SA 2018-04, Tax Map Parcel #06-016-015.
12.
 - a. Consideration of approving the Stormwater Facility Development Contract between Buckingham Township and Fairwinds Holdings, LLC for Tax Map Parcel #06-022-006.
 - b. Consideration of approving the Stormwater Controls and Best Management Practices Operations and Maintenance Agreement between Buckingham Township and Fairwinds Holdings, LLC for Tax Map Parcel #06-022-006.
 - c. Consideration of approving the Grant of Easement between Fairwinds Holdings, LLC and Buckingham Township for Tax Map Parcel #06-022-006.

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d. Consideration of approving the Indemnity Agreement between Fairwinds Holdings, LLC, Accusource Services, LLC DBA Paul Davis Restoration, McLees Properties, LLC and Buckingham Township for Tax Map Parcel #06-022-006.

13. ESCROW RELEASES:

"WAWA Convenience Store", Township File LD 2018-01	Wawa Escrow – Request for Release #3 - FINAL	\$15,000.00 recommended for release
"Sycamore Hollow Farms (Hiland Tract) – Lot 1", Township File SA 2010-01	Request for Release #11	\$20,432.08 recommended for release

14. Additional Business / Manager's Items:

- Consideration of approving the Certificate of Appropriateness for proposed exterior renovations at 3269 Durham Road, TMP #06-006-065, located within the Mechanicsville Village Historic district of Buckingham Township.
- Consideration of approving the Purchase Order to Chapman Auto Group of Horsham, PA in the amount of \$70,012.00 for a 2024 F250 Pickup Truck.
- Consideration of approving Wilco Properties LLC & C&H Construction Management, Inc. by Buckingham Township under and pursuant to the authority of the August 11, 2004 Residential Development Contract and the August 11, 2004 Tripartite Escrow Agreement" secure a contract with YC Contracting to complete the required storm sewer improvements in accordance with their September 27, 2024 proposal.
- Consideration of approving an agreement with Edgar Paul Hendrixson, Virginia Y. Hendrixson, Lauren Hendrixson Ford and Jonathan P. Hendrixson to allow the connection of 3531 York Road (TMP 06-009-012) to the public water system and not to allow the connection of 3539 York Road (TMP 06-009-013), provided that a filing is made with the recorder of deeds noting that if 3539 York Road (TMP 06-009-013) is ever separately sold that it will be required to connect to the public water system and pay the appropriate connection fee therefore.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, November 13, 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
	Craig Smith, Esquire	Township Solicitor
Not Present:	Daniel Gray	Township Engineer
	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

Mr. Brian Stover, 3143 York Road, was present to ask the township to meet with him and the Devonshire community to work something out concerning his mulching operation without dragging this out in court longer. He said this has been going on for two years and started with "a little smoke from his mulch pile which hasn't happened since", along with the township shutting down their fall fest. He asked why this has to continue. Mr. Smith advised the Board it is not appropriate to discuss the matter as it is currently in litigation.

BOARD'S ANNOUNCEMENTS

Mr. Calderaio announced that the Board had an Executive Session from 6:00pm to 7:30pm this evening to discuss the ongoing Froehlich, Lykon and McCardle litigation, the Feeney Zoning Hearing Board application and potential agricultural preservation purchases. Mr. Calderaio said there was no regular work session due to the executive session.

Mr. Calderaio read the following announcements:

- The Administrative Offices of Buckingham Township will be closed November 28th and 29th for the Thanksgiving Day Holiday.
- The November 27th and December 25th Board of Supervisor Work Sessions and Regular Business Meetings have been cancelled. There will be a Work Session and Regular Business Meeting on Wednesday, December 11th, and the annual Reorganization Meeting (including a Regular Business Meeting) will take place on January 6, 2025 at a time to be determined.
- Buckingham Township Annual Tree Lighting, Friday, December 6, 2024, 6pm CB East Choir, 6:30pm Santa Arrives. Please bring a non-perishable food item for the food pantry.
- Red Cross Blood Drive, December 10, 2024 from 2-7pm. Go to www.redcrossblood.org to schedule your appointment.

PAYMENT REQUEST, PAYROLL and BILL LIST

Consideration of approving Payment Request No. 3, to Derstine Company, LLC for work completed on the Pump Station Generators and Upgrades, Phase 3, General Contract BT-23-01, in the amount of \$54,000.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payment Request No. 3, to Derstine Company, LLC for work completed on the Pump Station Generators and Upgrades, Phase 3, General Contract BT-23-01, in the amount of \$54,000.00. The motion carried unanimously.

Consideration of approving Payroll for the weeks ending October 24, 2024 and November 7, 2024, and the Bill List for the meeting of November 13, 2024.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payroll for the weeks ending October 24, 2024 and November 7, 2024, and the Bill List for the meeting of November 13, 2024 in the total amount of \$1,238,209.94. The motion carried unanimously.

MINUTES

Consideration of approving the draft Supervisor's Minutes of the October 23, 2024 Work Session and the October 23, 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 October 23, 2024 Work Session and the October 23, 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 approving the Posting and Presentation of the 2025 Proposed Buckingham Township Budget.

Mrs. Cozza presented the proposed 2025 budget with a slide show showing the projected township expenditures and revenues. Mrs. Cozza stated that Buckingham Township continues to have no general fund millage and has not had general fund millage since 1998. She explained that expenditures are up due to inflation, and revenues are also up. Mrs. Cozza explained there is a .75

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mill tax increase to help support our three volunteer fire companies who service Buckingham Township, which will make a total of 1.50 mills split between the three volunteer fire companies. Mrs. Cozza said even with the increase, Buckingham Township continues to have the lowest millage of the surrounding municipalities. Mrs. Cozza said 4.75 total mills are proposed, with 3.0 mills of that being for the voter approved referendum to acquire open space, 1.5 mills directed to the fire companies, and .25 mills provided for emergency services (ambulance company).

Mrs. Cozza explained for each real estate dollar, 80 cents goes to the Central Bucks School District, 17 cents goes to Bucks County and 03 cents comes to Buckingham Township.

Mrs. Rash suggested posting the powerpoint along with the proposed budget on the township website. Mrs. Cozza said that would be done tomorrow.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Posting and Presentation of the 2025 Proposed Buckingham Township Budget. The motion carried unanimously.

Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for “The Estates at Furlong”, Township File SA 2024-02, to February 28, 2025.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to accept the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for “The Estates at Furlong”, Township File SA 2024-02, to February 28, 2025.

Mrs. Rash noted, as with all proposed developments, the plan for “The Estates at Furlong” is posted on the township website on the Proposed Developments page.

The motion carried unanimously.

Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for the “McKee Development”, Township File SA 2020-01, to July 1, 2025.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to accept the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for the “McKee Development”, Township File SA 2020-01, to July 1, 2025. The motion carried unanimously.

Consideration of agreeing to the Developer’s Request for an Extension of Time within which to Complete the Improvements to December 1, 2025 as set forth in the Residential Development Contract for the “Gash Tract” Subdivision, Township File SA 2004-04.

Mr. Calderaio made a motion, seconded by Mr. Forest, to agree to the Developer’s Request for an Extension of Time to December 1, 2025 within which to Complete the Improvements as set forth in the Residential Development Contract for the “Gash Tract” Subdivision, Township File SA 2004-04. The motion carried unanimously.

Consideration of agreeing to the Developer's Request for an Extension of Time within which to Complete the Improvements to December 1, 2025 as set forth in the Land Development Contract covering "PA Biotechnology Center", Township File LD 2017-02.

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 to December 1, 2025 as set forth in the Land Development Contract covering "PA Biotechnology Center", Township File LD 2017-02. The motion carried unanimously.

Consideration of re-approving the "Penns Purchase II" Major Subdivision Plan, Township File SA 2018-04, Tax Map Parcel #06-016-015, in order that plans may be recorded.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to re-approve the "Penns Purchase II" Major Subdivision Plan, Township File SA 2018-04, Tax Map Parcel #06-016-015, subject to the terms of the August 12, 2021 written approval in order that plans may be recorded.

Mr. Calderaio then amended the motion to re-approve the "Penns Purchase II" Major Subdivision Plan, Township File SA 2018-04, Tax Map Parcel #06-016-015, subject to the terms of the August 12, 2021 written approval, in order that plans may be recorded, however, the re-approved plans shall not be released for recording until the outstanding sewer bill has been paid in full. Mrs. Rash seconded the amended motion. The motion carried unanimously.

Consideration of approving the Residential Development Contract between Buckingham Township and Stonehaven at Penns Purchase, LLC for "Village Crossing (AKA Penn's Purchase II)", Township File SA 2018-04, Tax Map Parcel #06-016-015.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Residential Development Contract between Buckingham Township and Stonehaven at Penns Purchase, LLC for "Village Crossing (AKA Penn's Purchase II)", Township File SA 2018-04, Tax Map Parcel #06-016-015. The motion carried unanimously.

Consideration of approving the Escrow Agreement for the Water and Sanitary Sewer Development Agreement and Residential Development Contract between Buckingham Township, Stonehaven at Penns Purchase, LLC and Meridian Bank for "Village Crossing (AKA Penn's Purchase II)", Township File SA 2018-04, Tax Map Parcel #06-016-015.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Escrow Agreement for the Water and Sanitary Sewer Development Agreement and Residential Development Contract between Buckingham Township, Stonehaven at Penns Purchase, LLC and Meridian Bank for "Village Crossing (AKA Penn's Purchase II)", Township File SA 2018-04, Tax Map Parcel #06-016-015. The motion carried unanimously.

Consideration of approving the Deed of Dedication and Grant of Easements between Stonehaven at Penns Purchase, LLC and Buckingham Township for "Village Crossing (AKA Penn's Purchase II)", Township File SA 2018-04, Tax Map Parcel #06-016-015.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Deed of Dedication and Grant of Easements between Stonehaven at Penns Purchase, LLC and Buckingham Township for “Village Crossing (AKA Penn’s Purchase II)”, Township File SA 2018-04, Tax Map Parcel #06-016-015. The motion carried unanimously.

Consideration of approving the Grant of Easement between Longland Investments, LLC, Stonehaven at Penns Purchase, LLC and Buckingham Township for Sidewalk/Trail Easements on Tax Map Parcel #06-016-020.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Grant of Easement between Longland Investments, LLC, Stonehaven at Penns Purchase, LLC and Buckingham Township for Sidewalk/Trail Easements on Tax Map Parcel #06-016-020. The motion carried unanimously.

Consideration of approving the Water and Sanitary Sewer Development Agreement between Buckingham Township and Stonehaven at Penns Purchase, LLC for “Village Crossing (AKA Penn’s Purchase II)”, Township File SA 2018-04, Tax Map Parcel #06-016-015.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Water and Sanitary Sewer Development Agreement between Buckingham Township and Stonehaven at Penns Purchase, LLC for “Village Crossing (AKA Penn’s Purchase II)”, Township File SA 2018-04, Tax Map Parcel #06-016-015. The motion carried unanimously.

Consideration of approving the Stormwater Facility Development Contract between Buckingham Township and Fairwinds Holdings, LLC for Tax Map Parcel #06-022-006.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Stormwater Facility Development Contract between Buckingham Township and Fairwinds Holdings, LLC for Tax Map Parcel #06-022-006. The motion carried unanimously.

Consideration of approving the Stormwater Controls and Best Management Practices Operations and Maintenance Agreement between Buckingham Township and Fairwinds Holdings, LLC for Tax Map Parcel #06-022-006.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Stormwater Controls and Best Management Practices Operations and Maintenance Agreement between Buckingham Township and Fairwinds Holdings, LLC for Tax Map Parcel #06-022-006. The motion carried unanimously.

Consideration of approving the Grant of Easement between Fairwinds Holdings, LLC and Buckingham Township for Tax Map Parcel #06-022-006.

Mr. Calderaio made a motion, seconded by Mr. Forest, to approve the Grant of Easement between Fairwinds Holdings, LLC and Buckingham Township for Tax Map Parcel #06-022-006. The motion carried unanimously.

Consideration of approving the Indemnity Agreement between Fairwinds Holdings, LLC, Accusource Services, LLC DBA Paul Davis Restoration, McLees Properties, LLC and Buckingham Township for Tax Map Parcel #06-022-006.

Mr. Calderaio made a motion, seconded by Mr. Forest, to approve the Indemnity Agreement between Fairwinds Holdings, LLC, Accusource Services, LLC DBA Paul Davis Restoration, McLees Properties, LLC and Buckingham Township for Tax Map Parcel #06-022-006. The motion carried unanimously.

Escrow Releases:

Consideration of approving Escrow Release #3 – Final, for the “WAWA Convenience Store”, WAWA Escrow, Township File LD 2018-01, in the amount of \$15,000.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Escrow Release #3 – Final, for the “WAWA Convenience Store”, WAWA Escrow, Township File LD 2018-01, in the amount of \$15,000.00. The motion carried unanimously.

Consideration of approving Escrow Release #11 for “Sycamore Hollow Farms (Hiland Tract) – Lot 1”, Township File SA 2010-01, in the amount of \$20,432.08.

Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Escrow Release #11 for “Sycamore Hollow Farms (Hiland Tract) – Lot 1”, Township File SA 2010-01, in the amount of \$20,432.08. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER’S ITEMS

Consideration of approving the Certificate of Appropriateness for proposed exterior renovations at 3269 Durham Road, TMP #06-006-065, located within the Mechanicsville Village Historic district of Buckingham Township.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Certificate of Appropriateness for proposed exterior renovations at 3269 Durham Road, TMP #06-006-065, located within the Mechanicsville Village Historic district of Buckingham Township. The motion carried unanimously.

Consideration of approving the Purchase Order to Chapman Auto Group of Horsham, PA in the amount of \$70,012.00 for a 2024 F250 Pickup Truck.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Purchase Order to Chapman Auto Group of Horsham, PA in the amount of \$70,012.00 for a 2024 F250 Pickup Truck.

Mrs. Cozza noted this truck will be used by the public works director, and is in the 2025 budget. She said that by ordering a 2024 truck at this time, it should arrive in 2025. The motion carried unanimously.

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Consideration of approving a contract between Wilco Properties LLC & C&H Construction Management, Inc. by Buckingham Township under and pursuant to the authority of the August 11, 2004 Residential Development Contract and the August 11, 2004 Tripartite Escrow Agreement” with YC Contracting to complete the required storm sewer improvements in accordance with their September 27, 2024 proposal.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve a contract between Wilco Properties LLC & C&H Construction Management, Inc. by Buckingham Township under and pursuant to the authority of the August 11, 2004 Residential Development Contract and the August 11, 2004 Tripartite Escrow Agreement” with YC Contracting to complete the required storm sewer improvements in accordance with their September 27, 2024 proposal.

Mr. Smith explained that the township had called the escrow funds for the uncompleted “Campbell Tract”, and is recommending awarding a contract to YC Contracting to complete the outstanding items to be paid by the remaining escrow funds. He said the township is acting in lieu of the developer.

The motion carried unanimously.

Consideration of approving an agreement with Edgar Paul Hendrixson, Virginia Y. Hendrixson, Lauren Hendrixson Ford and Jonathan P. Hendrixson to allow the connection of 3531 York Road (TMP 06-009-012) to the public water system and not to allow the connection of 3539 York Road (TMP 06-009-013), provided that a filing is first made with the recorder of deeds noting that if 3539 York Road (TMP 06-009-013) is ever separately sold that it will be required to connect to the public water system and pay the appropriate connection fee therefore.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve an agreement with Edgar Paul Hendrixson, Virginia Y. Hendrixson, Lauren Hendrixson Ford and Jonathan P. Hendrixson to allow the connection of 3531 York Road (TMP 06-009-012) to the public water system and not to allow the connection of 3539 York Road (TMP 06-009-013), provided that a filing is first made with the recorder of deeds noting that if 3539 York Road (TMP 06-009-013) is ever separately sold that it will be required to connect to the public water system and pay the appropriate connection fee therefore.

Mrs. Cozza explained this property contains the furniture store in the Furlong area, and is located within the formerly contaminated site that Buckingham Township along with Doylestown Municipal Water Authority ran public water to several years ago in order to provide clean public water. She said that the Hendrixson’s own 2 separate lots with individual buildings on them, but that only 1 of the buildings has a bathroom, and that is the lot they want to connect at this time.

The motion carried unanimously.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to adjourn the meeting at 8:18 p.m. The motion carried unanimously.


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Approved by the Board of Supervisors on the 11th day of December, 2024.

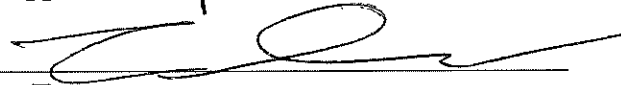
Buckingham Township Board of Supervisors



Paul Calderaio, Chairman

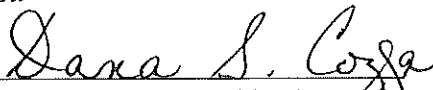


Maggie Rash, Vice-Chairman



Jon Forest

Attest:



Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.