

# BUCKINGHAM TOWNSHIP

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07/12/2024

To residents interested in the DiGirolamo Tract Warehouse Development Application:

## Zoom Option available for the July 24 Board of Supervisor's Meeting

Buckingham Township will be offering a ZOOM option for those interested in attending the July 24th Board of Supervisor's Business Meeting electronically. Specific information on the meeting log-in will be published closer to the meeting date. As always, the Township will also be recording the Board of Supervisor's business meeting, and the meeting video will be published on the Township website by the end of the week of the meeting.

The Township is offering this option as the Township expects a large turnout for the business meeting. Buckingham Township has been informed by representatives of the DiGirolamo tract that they will be bringing the warehouse plan to the July 24, 2024 Board of Supervisor's Business Meeting for review. This is the first time the Board of Supervisors will be reviewing the proposed plan, and we understand there is much public interest.

The Township also understands that there is a "campaign" from the Stop the Buckingham Warehouse Coalition that claims to have invited over 4,000 households from multiple municipalities to an "event" starting at 5:30pm at the Township building the night of the Township meeting. While the Township respects the rights of people to participate in the development process and welcomes our residents' and neighbors' participation, we implore to the invitees from outside the Township to choose other options so that the residents that are near the development site can participate in person if they so choose.

## “I Don’t Want a Warehouse in Buckingham – Can’t the Township just say ‘No’ ”

Any property owner has the right to seek to develop or redevelop their property through a Land Development Application. So just as a homeowner can apply to build a swimming pool or put a shed on their property, so too can an owner of a commercial or industrial property apply to make use of their property. And just as your neighbor cannot simply say “no” to your shed permit for example, the Township cannot automatically say “no” to a warehouse and can only say “no” when a proposal does not comply with Township ordinances.

Even though the Township cannot simply say “no” under state law that doesn’t mean that a submitted plan will be approved. Land Development Applications are governed by many laws and regulations including the Pennsylvania Municipalities Code (“MPC”), regulations of the Pennsylvania Department of Environmental Protection (“DEP”), regulations of the Pennsylvania Department of Transportation (“PaDOT”), the Buckingham Township Zoning Ordinance (“ZO”) and the Buckingham Subdivision and Land Development Ordinance (“SALDO”).

When a property owner seeks to develop their property, they submit their land development plans to the Township, the Bucks County Planning Commission, the Bucks County Conservation District, and if appropriate to PaDOT. Those plans are then reviewed by the Bucks County Planning Commission, the Buckingham Township Planning Commission, the Township Engineer, the Township Landscape consultant, the Township Water and Sewer Engineer, the Township Zoning Officer, and the Township Police Department, all with an eye to determine whether the plans comply with the applicable laws and regulations mentioned above.

Once the recommendations of those groups and persons reviewing the plan have been completed and transmitted to the Board of Supervisors, the matter then comes before the Board of Supervisors who must take all the reviews under consideration when they make their decision. As mentioned above, review of the DiGirolamo Land Development Application by the Board of Supervisors has not taken place yet and is scheduled at their July Board of Supervisor’s meeting at 7:30pm.

*Buckingham Township Board of Supervisors  
Paul Calderaio, Maggie Rash, Jon Forest*