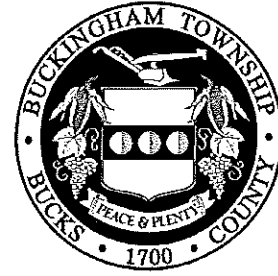


BUCKINGHAM TOWNSHIP

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BOARD OF SUPERVISORS REGULAR BUSINESS MEETING

AGENDA

APRIL 23, 2025

Call to Order 6:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - **National Prescription Drug Take Back Day**, Saturday, April 26, 2025, 10am-2pm, Buckingham locations include Midway Fire Company, 3879 Durham Road and the Administrative Township Building.
 - **Clean-Up Weekend** is April 26th and April 27th. Bring your large items to the Maintenance Garage at 4991 Upper Mountain Road (no hazardous materials). Paper shredding is offered on Saturday morning and Compost is available if you bring your own covered container and shovel.
 - **Red Cross Blood Drives**: April 24, 2025 and May 22, 2025, each from 2:00 p.m. - 7:00 p.m. in the Buckingham Room of the Buckingham Township building. Call 1-800-REDCROSS to schedule your appointment.
 - **Buckingham 325 Events**:
April 25, 2025 "Arbor Day Celebration", 6:30pm, Buckingham Township Building.
May 16, 2025 "Youth History Night", 6pm, Join us in the Buckingham Room of the Buckingham Township building.
3.
 - a. Consideration of approving Payment Request No. 3, to GS Developers for work completed on the **Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02**, in the amount of \$193,727.70.
 - b. Consideration of approving Payroll dated March 27, 2025 and April 10, 2025 and the Bill List for the meeting of April 23, 2025.
4. Consideration of approving draft Supervisor's Minutes of the March 26, 2025 Work Session and the March 26, 2025 Regular Business Meeting.
5. Consideration of accepting for inclusion in the Township records various Departmental Minutes and Advisory Body Minutes.
6. Consideration of approving **Resolution No. 2648**, A Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania, Appointing Lisa Gerhart as Zoning Officer.
7. Consideration of approving **Resolution No. 2649**, A Resolution of the Township of Buckingham, Bucks County, Pennsylvania, Requesting a Greenways, Trails and Recreation Program Grant from the Pennsylvania Commonwealth Financing Authority to Facilitate and Assist in Obtaining the Requested Grant.

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8. Consideration of approving **Resolution No. 2650**, A Resolution of the Township of Buckingham, Bucks County, Pennsylvania, Affirming Buckingham Township's Participation in the Sustainable Pennsylvania Municipal Certification Program.
9. Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code to July 31, 2025 for **"The Estates at Furlong"**, 3178 York Road, Tax Map Parcel # 06-008-032, Township File SA 2024-02.
10. 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, 2026 for the the Residential Development Contract, and to June 24, 2025 for the Water and Sanitary Sewer Development Agreement.
11. **7:00 p.m. PUBLIC HEARING (Continued from March 26, 2025):** Consideration of approving the application of SF4 Properties, LLC for conditional use approval pursuant to Buckingham Township Zoning Ordinance Sections 501 B., 3500, and 405 (A10), to use properties owned by SF4 Properties, LLC located in the AG-1 Agricultural-1 zoning district at 3143 York Rd., Furlong (Buckingham Township), Pennsylvania, being Tax Map Parcel No. 06-017-023, for development of a Use A10 Accessory Farm Business. This would consist of a revenue generating venture sympathetic to the principal agricultural or nursery use that is conducted on the property. This could consist of educational tours, seasonal festivals related to products grown on the farm, craft fairs, hayrides, and horse shows.
12. Consideration of approving the **Stormwater Facility Development Contract** between Buckingham Township and William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust Dated September 27, 2018, for property located along New Hope Road, TMP 06-023-008-003.

Consideration of approving the **Stormwater Controls and Best Management Practices Operations and Maintenance Agreement** between Buckingham Township and William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust Dated September 27, 2018, for property located along New Hope Road, TMP 06-023-008-003.

Consideration of approving the **Grant of Easements** by and between William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust Dated September 27, 2018, and Buckingham Township, for property located along New Hope Road, TMP 06-023-008-003.

Consideration of approving the **Indemnity Agreement** by and between William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust Dated September 27, 2018, Jameson Contractors LLC, and the Township of Buckingham, for property located along New Hope Road, TMP 06-023-008-003.

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13. ESCROW RELEASE:

"Henry Residence", 5388 Lower Mountain Road, TMP 06-021-027 Stormwater Facility Development Contract PSW 230023	Request for Release #4	\$43,942.17 recommended for release
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14. Additional Business / Manager's Items:

- Consideration of authorizing the township staff to enter into a multi-year contract starting in the year 2026 to supply 100% green energy for the township administrative accounts and 50% green energy for all other township accounts.
- Consideration of awarding the 2025 Road Improvement Project Bid per the Roadmaster's recommendation.
- Consideration of approving the request submitted by The Gift of Life Transplant Foundation to waive the \$100.00 Park Usage Fee set by Resolution No. 2645 for use of the Holicong Park Pavilion (new park section) on April 27, 2025.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, April 23, 2025 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Maggie Rash	Chairman
	Jon Forest	Vice-Chairman
	Paul Calderaio	Member
	Dana Cozza	Township Manager
	Daniel Gray	Township Engineer
	Luke Rosanova	Bucks County Planning Commission
	Craig Smith, Esquire	Township Solicitor

Not Present:	Gary Weaver	Township Water/Wastewater Consultant
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Mrs. Rash called the regular meeting to order at 6:30 p.m.

PUBLIC COMMENT

No activity.

BOARD'S ANNOUNCEMENTS

Mrs. Rash announced the Board of Supervisors held an executive session immediately prior to this meeting to discuss police and non-uniformed personnel matters, ongoing McArdle, Lykon and Froehlich litigation and potential conservation easement offers.

Mrs. Rash made the following announcements:

- **National Prescription Drug Take Back Day**, Saturday, April 26, 2025, 10am-2pm, Buckingham locations include Midway Fire Company, 3879 Durham Road and the Administrative Township Building.
- **Clean-Up Weekend** is April 26th and April 27th. Bring your large items to the Maintenance Garage at 4991 Upper Mountain Road (no hazardous materials). Paper shredding is offered on Saturday morning and Compost is available if you bring your own covered container and shovel.
- **Red Cross Blood Drives**: April 24, 2025 and May 22, 2025, each from 2:00 p.m. - 7:00 p.m. in the Buckingham Room of the Buckingham Township building. Call 1-800-REDCROSS to schedule your appointment.
- **Buckingham 325 Events**:
April 25, 2025 "Arbor Day Celebration", 6:30pm, Buckingham Township Building.
May 16, 2025 "Youth History Night", 6pm, Join us in the Buckingham Room of the Buckingham Township building.

REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

Consideration of approving Payment Request No. 3, to GS Developers for work completed on the Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02, in the amount of \$193,727.70.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payment Request No. 3, to GS Developers for work completed on the Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02, in the amount of \$193,727.70.

Mr. Calderaio stated the money to pay 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 March 27, 2025 and April 10, 2025, and the Bill List for the meeting of April 23, 2025.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payroll dated March 27, 2025 and April 10, 2025, and the Bill List for the meeting of April 23, 2025 in the total amount of \$1,106,594.27. The motion carried unanimously.

MINUTES

Consideration of approving the draft Supervisor's Minutes of the March 26, 2025 Work Session and the March 26, 2025 Regular Business Meeting.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve as most recently presented, the draft Supervisor's Minutes of the March 26, 2025 Work Session and the March 26, 2025 Regular Business Meeting.

Mr. Forest noted that although he seconded the motion, he was not present at the March 26, 2025 Work Session or Regular Business Meeting.

The motion carried unanimously.

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

Mrs. Rash 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 approving Resolution No. 2648, A Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania, Appointing Lisa Gerhart as Zoning Officer.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution No. 2648, A Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania, Appointing Lisa Gerhart as Zoning Officer.

Mr. Calderaio thanked Mr. Richard Myers for his years of service as Zoning Officer for Buckingham Township.

The motion carried unanimously.

Consideration of approving Resolution No. 2649, A Resolution of the Township of Buckingham, Bucks County, Pennsylvania, Requesting a Greenways, Trails and Recreation Program Grant from the Pennsylvania Commonwealth Financing Authority to Facilitate and Assist in Obtaining the Requested Grant.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution No. 2649, A Resolution of the Township of Buckingham, Bucks County, Pennsylvania, Requesting a Greenways, Trails and Recreation Program Grant from the Pennsylvania Commonwealth Financing Authority to Facilitate and Assist in Obtaining the Requested Grant. The motion carried unanimously.

Consideration of approving Resolution No. 2650, A Resolution of the Township of Buckingham, Bucks County, Pennsylvania, Affirming Buckingham Township's Participation in the Sustainable Pennsylvania Municipal Certification Program.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution No. 2650, A Resolution of the Township of Buckingham, Bucks County, Pennsylvania, Affirming Buckingham Township's Participation in the Sustainable Pennsylvania Municipal Certification Program. 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 to July 31, 2025 for "The Estates at Furlong", 3178 York Road, Tax Map Parcel # 06-008-032, Township File SA 2024-02.

Mrs. Rash made a motion, seconded by Mr. Forest, to accept the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code to July 31, 2025 for "The Estates at Furlong", 3178 York Road, Tax Map Parcel # 06-008-032, Township File SA 2024-02. 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 Residential Development Contract and Water and Sanitary Sewer Development Agreement covering the "Fenton's Corner"

Subdivision, Township File SA 2013-03, to May 24, 2026 for the Residential Development Contract, and to June 24, 2025 for the Water and Sanitary Sewer Development Agreement.

Mrs. Rash made a motion, seconded by Mr. Forest, 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, 2026 for the Residential Development Contract, and to June 24, 2025 for the Water and Sanitary Sewer Development Agreement. The motion carried unanimously.

Consideration of approving the Stormwater Facility Development Contract between Buckingham Township and William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust Dated September 27, 2018, for property located along New Hope Road, TMP 06-023-008-003.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Stormwater Facility Development Contract between Buckingham Township and William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust Dated September 27, 2018, for property located along New Hope Road, TMP 06-023-008-003. The motion carried unanimously.

Consideration of approving the Stormwater Controls and Best Management Practices Operations and Maintenance Agreement between Buckingham Township and William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust Dated September 27, 2018, for property located along New Hope Road, TMP 06-023-008-003.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Stormwater Controls and Best Management Practices Operations and Maintenance Agreement between Buckingham Township and William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust Dated September 27, 2018, for property located along New Hope Road, TMP 06-023-008-003. The motion carried unanimously.

Consideration of approving the Grant of Easements by and between William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust Dated September 27, 2018, and Buckingham Township, for property located along New Hope Road, TMP 06-023-008-003.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Grant of Easements by and between William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust Dated September 27, 2018, and Buckingham Township, for property located along New Hope Road, TMP 06-023-008-003. The motion carried unanimously.

Consideration of approving the Indemnity Agreement by and between William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust Dated September 27, 2018, Jameson Contractors LLC, and the Township of Buckingham, for property located along New Hope Road, TMP 06-023-008-003.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Indemnity Agreement by and between William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust Dated September 27, 2018, Jameson Contractors LLC, and the Township of Buckingham, for property located along New Hope Road, TMP 06-023-008-003. The motion carried unanimously.

Escrow Release:

Consideration of approving Escrow Release #4, in the amount of \$43,942.17, for the “Henry Residence”, 5388 Lower Mountain Road, TMP 06-021-027 Stormwater Facility Development Contract PSW 230023.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Escrow Release #4, in the amount of \$43,942.17, for the “Henry Residence”, 5388 Lower Mountain Road, TMP 06-021-027 Stormwater Facility Development Contract PSW 230023. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER’S ITEMS

Consideration of authorizing the township staff to enter into a multi-year contract starting in the year 2026 to supply 100% green energy for the township administrative accounts and 50% green energy for all other township accounts.

Mrs. Rash made a motion, seconded by Mr. Calderaio, to authorize the township staff to enter into a multi-year contract starting in the year 2026 to supply 100% green energy for the township administrative accounts and 50% green energy for all other township accounts. The motion carried unanimously.

Consideration of awarding the 2025 Road Improvement Project Bid per the Roadmaster’s recommendation.

Mrs. Rash made a motion, seconded by Mr. Forest, to award the 2025 Road Improvement Project Bid to James D. Morrissey who submitted the lowest bid. The motion carried unanimously.

Consideration of approving the request submitted by The Gift of Life Transplant Foundation to waive the \$100.00 Park Usage Fee set by Resolution No. 2645 for use of the Holicong Park Pavilion (new park section) on April 27, 2025.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the request submitted by The Gift of Life Transplant Foundation to waive the \$100.00 Park Usage Fee set by Resolution No. 2645 for use of the Holicong Park Pavilion (new park section) on April 27, 2025. The motion carried unanimously.

7:00 p.m. PUBLIC HEARING (Continued from March 26, 2025): Consideration of approving the application of SF4 Properties, LLC for conditional use approval pursuant to Buckingham Township Zoning Ordinance Sections 501 B., 3500, and 405 (A10), to use properties owned by SF4 Properties, LLC located in the AG-1 Agricultural-1 zoning district at 3143 York Rd., Furlong (Buckingham Township), Pennsylvania, being Tax Map Parcel No. 06-017-023, for development of a Use A10 Accessory Farm Business. This would consist of a revenue generating venture sympathetic to the principal agricultural or nursery use that is conducted on the property. This could consist of educational tours, seasonal festivals related to products grown on the farm, craft fairs, hayrides, and horse shows.

At 7:00 p.m., Mr. Laboski, Esq. officially opened the Public Hearing for consideration of approving the application of SF4 Properties, LLC for conditional use approval pursuant to Buckingham Township Zoning Ordinance Sections 501 B., 3500, and 405 (A10), to use properties owned by SF4 Properties, LLC located in the AG-1 Agricultural-1 zoning district at 3143 York Rd., Furlong (Buckingham Township), Pennsylvania, being Tax Map Parcel No. 06-017-023, for development of a Use A10 Accessory Farm Business. This would consist of a revenue generating venture sympathetic to the principal agricultural or nursery use that is conducted on the property. This could consist of educational tours, seasonal festivals related to products grown on the farm, craft fairs, hayrides, and horse shows.

Gavin Laboski, Esq. assumed his position as the appointed hearing officer. Mrs. Rash, Mr. Forest, Mr. Calderaio and Mr. Smith excused themselves.

Mr. Laboski confirmed the exhibits to clarify correctness for the record, concluded and closed creation of the record.

Mr. Laboski stated that counsel shall submit written arguments to him by May 8, 2025, and that the written decision is due within 45 days and must be announced at a public meeting within 30 days. Mr. Laboski stated the matter will be scheduled on the May 28, 2025 Board of Supervisors meeting agenda at 7:00 p.m. for purposes of issuing a verbal decision on the application.

A court reporter was present and the transcript may be referenced for details of the public hearing.

Mr. Laboski closed the public hearing at 7:09 p.m.

Mrs. Rash, Mr. Forest, Mr. Calderaio and Mr. Smith rejoined the meeting.

Mrs. Rash made a motion, seconded by Mr. Forest, to adjourn the meeting at 7:12 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 28th day of May, 2025.

Buckingham Township Board of Supervisors

Maggie Rash, Chairman

Jon Forest, Vice-Chairman

Paul Calderaio

Attest:

Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.