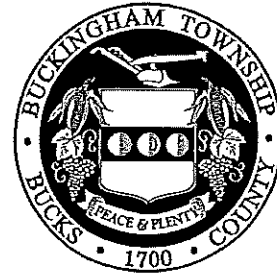


# BUCKINGHAM TOWNSHIP

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## BOARD OF SUPERVISORS REGULAR BUSINESS MEETING

## AGENDA

MARCH 26, 2025

Call to Order 6:30 p.m.

State Representative Tim Brennan to present the Board of Supervisors and Buckingham Township Police Department with a \$170,000.00 Grant awarded to Buckingham Township from the PA Department of Community & Economic Development to fund the Axon Body Camera Program.

A Proclamation of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania, Declaring Arbor Day.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
  - **Red Cross Blood Drives:** March 27, 2025 and April 24, 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 Event:** April 8, 2025 at 7pm, "Buckingham Trolley Presentation"  
Join us in the Buckingham Room of the Buckingham Township building.
  - **Egg Hunt at Holicong Park.** Saturday, April 12, 2025. Bunny arrives at 9:30am for pictures, followed at 10:00am with an Egg Hunt. Bring your basket!
  - The Buckingham Township Administrative Office will be closed Friday, April 18, 2025 in observance of the Good Friday holiday.
  - **Clean-Up Weekend** is April 26 & 27, 2025. 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.
3.
  - a. Consideration of approving Payment Request No. 2, to GS Developers for work completed on the **Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02**, in the amount of \$279,000.00.
  - b. Consideration of approving Payroll dated February 27, 2025 and March 13, 2025, and the Bill List for the meeting of March 26, 2025.
4. Consideration of approving draft Supervisor's Minutes of the February 26, 2025 Work Session and the February 26, 2025 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of approving **Resolution No. 2647**, A Resolution of the Board of Supervisors, Buckingham Township, Bucks County, Pennsylvania, to Adopt Initiatives to be Recognized as a Pennsylvania Audubon Birdtown Community.

**BOARD OF SUPERVISORS  
REGULAR BUSINESS MEETING  
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7. Consideration of accepting the offer of an Extension of the allowable review time under provisions of the PA Municipalities Planning Code to April 8, 2026, for **"Wycombe Vineyards"**, Township File SA 2024-03.
8. Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements to April 10, 2026 as set forth in the Residential Development Contract covering the **"McKernan Development"** Subdivision, Township File SA 2007-01.
9. Consideration of approving the Indemnity Agreement between Pioneer Pole Buildings, Inc. and the Township of Buckingham and approving the specific Waivers as requested on November 30, 2023 from the Buckingham Township Stormwater Management Ordinance for the Dennis J. Stanton Stormwater Facility Development Contract, 3007 Holicong Road, TMP 6-14-36-5.
10. Consideration of appointing an independent attorney as a hearing officer for the application of SF4 Properties, LLC for conditional use approval to use properties owned by the Applicant at 3143 York Rd., Furlong, Pennsylvania, for development of a Use A10 Accessory Farm Business and waiving decision or findings by the Board of Supervisors and accepting the decision or findings of the hearing officer as final, preserving all appeal rights thereof of any party.
11. **7:00 p.m. PUBLIC HEARING (Continued from February 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. Additional Business / Manager's Items:
  - Consideration of authorizing township staff to advertise the 2025 Buckingham Township Road Improvement Project Bid.
  - Consideration of accepting the Roadmaster's recommendations for the Highway Materials Joint Bid Award through the Bucks County Consortium.
  - Consideration of approving the License and Right of Entry for Owner Assistance with Tree and Native Meadow Planting between the Commonwealth of Pennsylvania, acting through the Department of Conservation and Natural Resources, and Buckingham Township, for property located at 2495 Quarry Road, TMP 06-010-265, Holicong Park.
  - Consideration of approving the Amendment to Grant of Agricultural Conservation Easement Permitting Relocation of Approved Building Envelope, 36.2205 acre property located at the corner of Swamp and Smith Roads, TMP #06-022-019.

**Buckingham Township Board of Supervisors**  
**Meeting Minutes**

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, March 26, 2025 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

*Mrs. Rash called the regular meeting to order at 6:30 p.m.*

Ms. Kelly Whitman from State Representative Tim Brennan's office and Ms. Shannon Sticker from State Senator Santarsiero's office were present to announce that a joint grant in the amount of \$170,000.00 has been awarded to Buckingham Township from the PA Department of Community & Economic Development to fund the Axon Body Camera Program. Chief Scirrotto expressed his appreciation for the support.

Mrs. Rash read a Proclamation of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania, Declaring Arbor Day and thanked the Environmental Advisory Committee who have been responsible for receiving grants for hundreds of trees which have been planted in Buckingham Township. She said that the community has been involved in helping to plant the trees, including students of Central Bucks East High School. Mrs. Cozza said the 4<sup>th</sup> Friday of each April will be observed as Arbor Day, with a special tree to be planted on April 25<sup>th</sup> and celebrated with a scout troop ceremony.

### PUBLIC COMMENT

Ms. Celeste Callahan, Street Road, requested an update on the status of the proposed wastewater sprayfield on land adjacent to her home. Mrs. Cozza explained there has been preliminary soil testing conducted for suitable soils, with planning based upon those tests proceeding and confirmed that Ms. Callahan will be contacted along with other neighbors as the project proceeds into the design phase. Mrs. Cozza said there recently has been litigation initiated concerning the project by Mr. McArdle, former owner of the property, which may cause delays.

Ms. Callahan asked how the township plans to test and address possible PFAS in the water wells. Mrs. Rash explained that the township water system is continuously tested and treated for safety, and said that private wells are up to the homeowner who owns the well to have it tested and treated as they wish. Mrs. Cozza explained that the township has multiple water systems that are treated and maintained according to the required safety standards. She added that the township website has information on PFAS, including information for individual well owners including Pennsylvania approved laboratories for water testing.

### 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, agricultural preservation prospective offers and Lykon, and McArdle litigation matters.

Mrs. Rash made the following announcements:

- **Red Cross Blood Drives:** March 27, 2025 and April 24, 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 Event:** April 8, 2025 at 7pm, "Buckingham Trolley Presentation" Join us in the Buckingham Room of the Buckingham Township building.
- **Egg Hunt at Holicong Park.** Saturday, April 12, 2025. Bunny arrives at 9:30am for pictures, followed at 10:00am with an Egg Hunt. Bring your basket!
- The Buckingham Township Administrative Office will be closed Friday, April 18, 2025 in observance of the Good Friday holiday.
- **Clean-Up Weekend** is April 26 & 27, 2025. 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.

### REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

**Consideration of approving Payment Request No. 2, to GS Developers for work completed on the Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02, in the amount of \$279,000.00.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to approve Payment Request No. 2, to GS Developers for work completed on the Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02, in the amount of \$279,000.00.*

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 February 27, 2025 and March 13, 2025, and the Bill List for the meeting of March 26, 2025.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to approve Payroll dated February 27, 2025 and March 13, 2025, and the Bill List for the meeting of March 26, 2025 in the total amount of \$1,071,348.26. The motion carried unanimously.*

## **MINUTES**

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

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to approve as most recently presented, the draft Supervisor's Minutes of the February 26, 2025 Work Session and the February 26, 2025 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. Calderaio, 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. 2647, A Resolution of the Board of Supervisors, Buckingham Township, Bucks County, Pennsylvania, to Adopt Initiatives to be Recognized as a Pennsylvania Audubon Birdtown Community.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to approve Resolution No. 2647, A Resolution of the Board of Supervisors, Buckingham Township, Bucks County, Pennsylvania, to Adopt Initiatives to be Recognized as a Pennsylvania Audubon Birdtown Community. The motion carried unanimously.*

**Consideration of accepting the offer of an Extension of the allowable review time under provisions of the PA Municipalities Planning Code to April 8, 2026, for "Wycombe Vineyards", Township File SA 2024-03.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to accept the offer of an Extension of the allowable review time under provisions of the PA Municipalities Planning Code to April 8, 2026, for "Wycombe Vineyards", Township File SA 2024-03. 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 covering the "McKernan Development" Subdivision, Township File SA 2007-01 to April 10, 2026.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, 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 covering the "McKernan Development" Subdivision, Township File SA 2007-01 to April 10, 2026. The motion carried unanimously.*

**Consideration of approving the Indemnity Agreement between Pioneer Pole Buildings, Inc., Dennis J. Stanton and the Township of Buckingham and approving the specific Waivers as requested on November 30, 2023 from the Buckingham Township Stormwater Management Ordinance for the Dennis J. Stanton Stormwater Facility Development Contract, 3007 Holicong Road, TMP 6-14-36-5.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to approve the Indemnity Agreement between Pioneer Pole Buildings, Inc., Dennis J. Stanton and the Township of Buckingham and approving the specific Waivers as requested on November 30, 2023 from the Buckingham Township Stormwater Management Ordinance for the Dennis J. Stanton Stormwater Facility Development Contract, 3007 Holicong Road, TMP 6-14-36-5. The motion carried unanimously.*

**Consideration of appointing an independent attorney as a hearing officer for the application of SF4 Properties, LLC for conditional use approval to use properties owned by the Applicant at 3143 York Rd., Furlong, Pennsylvania, for development of a Use A10 Accessory Farm Business and waiving decision or findings by the Board of Supervisors and accepting the decision or findings of the hearing officer as final, preserving all appeal rights thereof of any party.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to appoint an independent attorney, Gavin Laboski, Esq., as a hearing officer for the application of SF4 Properties, LLC for conditional use approval to use properties owned by the Applicant at 3143 York Rd., Furlong, Pennsylvania, for development of a Use A10 Accessory Farm Business and waiving decision or findings by the Board of Supervisors and accepting the decision or findings of the hearing officer as final, preserving all appeal rights thereof of any party. The motion carried unanimously.*

**7:00 p.m. PUBLIC HEARING (Continued from February 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., Mrs. Rash 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. Calderaio and Mr. Smith excused themselves from the room.

Mr. Panzer, Esq., representing the Buckingham Township Board of Supervisors, explained that a Hearing Officer can be appointed and serve in one of two roles, fact finder and concluder of law but not ultimate decider OR the Board of Supervisors cedes entire control to the hearing, including decision making authority to the Hearing Officer. Mr. Panzer said the motion in the previous agenda item sounded like the Board moved to have the Hearing Officer actually decide the matter, with the Board of Supervisors waiving the right to make the decision. Mr. Panzer said that in his reading of the Municipalities Planning Code, for that to be valid, the applicant must agree that the Hearing Officer makes the decision in place of the Board of Supervisors. Daniel Lyons, Esq., attorney for the applicant, said he understands that the Board of Supervisors have that authority and on behalf of his client he agrees that Gavin Laboski, Esq. can make that decision.

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

Mr. Laboski, Mr. Panzer and Mr. Lyons agreed that the record would be held open and the hearing would be continued to the Board of Supervisor's next regularly scheduled meeting on April 23, 2025 at 7:00 p.m. He said there will be no legal notice, advertisement or posting on the property as this announcement is the official notice.

Mr. Laboski stated that the record is being kept open so that Mr. Lyons might submit exhibits. He said that Mr. Lyons will have until April 9, 2025 to respond to the motion with supporting evidence and Mr. Panzer has until April 16, 2025 to submit the townships' rebuttal. Mr. Laboski said the time clock has not begun for a decision.

Mr. Laboski closed the public hearing at 10:51 p.m.

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

#### **ADDITIONAL BUSINESS / MANAGER'S ITEMS**

##### **Consideration of authorizing township staff to advertise the 2025 Buckingham Township Road Improvement Project Bid.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to authorize township staff to advertise the 2025 Buckingham Township Road Improvement Project Bid. The motion carried unanimously.*

##### **Consideration of accepting the Roadmaster's recommendations for the Highway Materials Joint Bid Award through the Bucks County Consortium.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to accept the Roadmaster's recommendations for the Highway Materials Joint Bid Award through the Bucks County Consortium. The motion carried unanimously.*

**Consideration of approving the License and Right of Entry for Owner Assistance with Tree and Native Meadow Planting between the Commonwealth of Pennsylvania, acting through the Department of Conservation and Natural Resources, and Buckingham Township, for property located at 2495 Quarry Road, TMP 06-010-265, Holicong Park.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to approve the License and Right of Entry for Owner Assistance with Tree and Native Meadow Planting between the Commonwealth of Pennsylvania, acting through the Department of Conservation and Natural Resources, and Buckingham Township, for property located at 2495 Quarry Road, TMP 06-010-265, Holicong Park.*

Mrs. Rash explained this license is for a meadow to be planted and maintained for one year at Holicong Park, by the Department of Conservation and Natural Resources.

*The motion carried unanimously.*

**Consideration of approving the Amendment to the Grant of Agricultural Conservation Easement Permitting Relocation of Approved Building Envelope, 36.2205 acre property located at the corner of Swamp and Smith Roads, TMP #06-022-019.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to approve the Amendment to the Grant of Agricultural Conservation Easement Permitting Relocation of Approved Building Envelope, 36.2205 acre property located at the corner of Swamp and Smith Roads, TMP #06-022-019, subject to Knight Engineering, Inc.'s review and approval of the legal description. The motion carried unanimously.*

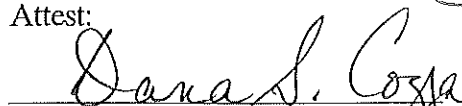
*Mrs. Rash made a motion, seconded by Mr. Calderaio, to adjourn the meeting at 11:03 p.m. The motion carried unanimously.*

**Approved by the Board of Supervisors on the 23<sup>rd</sup> day of April, 2025.**


**Buckingham Township Board of Supervisors**

  
Maggie Rash, Chairman

Attest:

  
Dana S. Cozza, Township Secretary

  
Jon Forest, Vice-Chairman

  
Paul Calderaio, Member

*Minutes respectfully submitted by Lori Wicen.*

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