

BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912
Phone (215) 794-8834 • Fax (215) 794-8837

Website - www.buckinghampa.org



BOARD OF SUPERVISORS REGULAR BUSINESS MEETING

AGENDA

JUNE 25, 2025

Call to Order 6:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - Buckingham Townships **Annual Day In The Park** event is scheduled on Thursday, June 26, 2025 from 11:00 a.m. to 2:00 p.m. at Holicong Park.
 - Buckingham Townships **Family Fun Concert Series** continues through August 21st at Hansell Park from 7:00 p.m. to 9:00 p.m.
 - **Red Cross Blood Drive**: July 24, 2025 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.
3. Consideration of approving Payroll dated June 5, 2025 and June 19, 2025 and the Bill List for the meeting of June 25, 2025.
4. Consideration of approving draft Supervisor's Minutes of the May 28, 2025 Work Session and the May 28, 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 2652**, a Resolution Supporting Pennsylvania House Bill 1152 Requiring Insurance Companies to Directly Reimburse Emergency Medical Service Providers for Services Rendered to Commonwealth Residents.
7. Consideration of approving **Resolution 2653**, a Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania Concerning the Land Development Known as "Mill Creek Ridge", Township File SA 2001-05C: (i) Confirming the Acceptance as Complete of the Potable Water and Sanitary Sewer Public Improvements as Described in the Water and Sanitary Sewer Development Agreement Dated November 14th, 2012 and as Further Described in the Bill of Sale Attached Hereto as Exhibit A; and (ii) Confirming Acceptance of those Utility Easements, Well Protection Buffer Zone Easements, and Access Easements as Set Forth in that Grant of Easements Dated November 14, 2012 and Recorded as Instrument Number 2012102665 with the Bucks County Recorder of Deeds; and; (iii) that Deed of Dedication of Lots 71, 72 and 73 Attached Hereto as Exhibit B.

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8. Consideration of approving **Resolution 2654**, a Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania Concerning the Land Development Known as “Fenton’s Corner”, Township File SA 2013-03: (i) Confirming the Acceptance as Complete of the Potable Water and Sanitary Sewer Public Improvements as Described in the Water and Sanitary Sewer Development Agreement Dated May 24th, 2017 and as Further Described in the Bill of Sale Attached Hereto as Exhibit A; and (ii) Confirming Acceptance of those Utility Easements as Set Forth in that Grant of Easements Dated May 24, 2017 and Recorded as Instrument Number 2017050578 with the Bucks County Recorder of Deeds; and; (iii) that Deed of Dedication of Lot 80 Attached Hereto as Exhibit B.
9. Consideration of re-approving **“Hyundai Dealership and Biotechnology Research Lab, Phase 1”** Land Development Plan, Township File LD 2023-02, Tax Map Parcel #06-004-002 and 06-004-003, in order that plans may be recorded.

Consideration of approving the **Commercial Development Agreement** between Buckingham Township and Old Easton Realty, LLC, for the “Hyundai Dealership and Biotechnology Research Lab” (LD 2023-02) Phase I.

Consideration of approving the **Deed of Dedication and Grant of Easements** between Old Easton Realty, LLC and Buckingham Township for the “Hyundai Dealership and Biotechnology Research Lab” (LD 2023-02) Phase I.

Consideration of approving the **Unilateral Declaration of Covenants, Conditions and Restrictions** by Old Easton Realty, LLC for the “Hyundai Dealership and Biotechnology Research Lab” (LD 2023-02) Phase I.

10. 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 October 31, 2025.

11. **ESCROW RELEASE:**

“PA Biotechnology Center”, Township File LD 2017-02	Request for Release #5	\$281,901.42 recommended for release
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12. Additional Business / Manager’s Items:
Consideration of releasing the Maintenance Bonds and remaining escrow held for “Windsor Square”, Township File SA 2001-03, as specified within the “Settlement Agreement and Full and Final Mutual Release” document.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, June 25, 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
	Gary Weaver	Township Water/Wastewater Consultant
Not Present:	Luke Rosanova	Bucks County Planning Commission

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 ongoing McArdle, Lykon and Froehlich litigation, police personnel and potential conservation easement offers.

Mrs. Rash made the following announcements:

- Buckingham Townships **Annual Day In The Park** event is scheduled on Thursday, June 26, 2025 from 11:00 a.m. to 2:00 p.m. at Holicong Park.
- Buckingham Townships **Family Fun Concert Series** continues through August 21st at Hansell Park from 7:00 p.m. to 9:00 p.m.
- **Red Cross Blood Drive:** July 24, 2025 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.

REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

Consideration of approving Payroll dated June 5, 2025 and June 19, 2025 and the Bill List for the meeting of June 25, 2025.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payroll dated June 5, 2025 and June 19, 2025 and the Bill List for the meeting of June 25, 2025, in the total amount of \$1,638,262.68. The motion carried unanimously.

MINUTES

Consideration of approving the draft Supervisor's Minutes of the May 28, 2025 Work Session and May 28, 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 May 28, 2025 Work Session and May 28, 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. 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 2652, a Resolution Supporting Pennsylvania House Bill 1152 Requiring Insurance Companies to Directly Reimburse Emergency Medical Service Providers for Services Rendered to Commonwealth Residents.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution No. 2652, a Resolution Supporting Pennsylvania House Bill 1152 Requiring Insurance Companies to Directly Reimburse Emergency Medical Service Providers for Services Rendered to Commonwealth Residents. The motion carried unanimously.

Consideration of approving Resolution 2653, a Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania Concerning the Land Development Known as "Mill Creek Ridge", Township File SA 2001-05C: (i) Confirming the Acceptance as Complete of the Potable Water and Sanitary Sewer Public Improvements as Described in the Water and Sanitary Sewer Development Agreement Dated November 14th, 2012 and as Further Described in the Bill of Sale Attached Hereto as Exhibit A; and (ii) Confirming Acceptance of those Utility Easements, Well Protection Buffer Zone Easements, and Access Easements as Set Forth in that Grant of Easements Dated November 14, 2012 and Recorded as Instrument Number 2012102665 with the Bucks County Recorder of Deeds; and; (iii) that Deed of Dedication of Lots 71, 72 and 73 Attached Hereto as Exhibit B.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution 2653, a Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania Concerning the Land Development Known as "Mill Creek Ridge", Township File SA 2001-05C: (i) Confirming the Acceptance as Complete of the Potable Water and Sanitary Sewer Public Improvements as Described in the Water and Sanitary Sewer Development Agreement Dated November 14th, 2012 and as Further Described in the Bill of Sale Attached Hereto as Exhibit A; and (ii) Confirming Acceptance of those Utility Easements, Well Protection Buffer Zone Easements, and Access

Easements as Set Forth in that Grant of Easements Dated November 14, 2012 and Recorded as Instrument Number 2012102665 with the Bucks County Recorder of Deeds; and; (iii) that Deed of Dedication of Lots 71, 72 and 73 Attached Hereto as Exhibit B. The motion carried unanimously.

Consideration of approving Resolution 2654, a Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania Concerning the Land Development Known as “Fenton’s Corner”, Township File SA 2013-03: (i) Confirming the Acceptance as Complete of the Potable Water and Sanitary Sewer Public Improvements as Described in the Water and Sanitary Sewer Development Agreement Dated May 24th, 2017 and as Further Described in the Bill of Sale Attached Hereto as Exhibit A; and (ii) Confirming Acceptance of those Utility Easements as Set Forth in that Grant of Easements Dated May 24, 2017 and Recorded as Instrument Number 2017050578 with the Bucks County Recorder of Deeds; and; (iii) that Deed of Dedication of Lot 80 Attached Hereto as Exhibit B.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Resolution 2654, a Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania Concerning the Land Development Known as “Fenton’s Corner”, Township File SA 2013-03: (i) Confirming the Acceptance as Complete of the Potable Water and Sanitary Sewer Public Improvements as Described in the Water and Sanitary Sewer Development Agreement Dated May 24th, 2017 and as Further Described in the Bill of Sale Attached Hereto as Exhibit A; and (ii) Confirming Acceptance of those Utility Easements as Set Forth in that Grant of Easements Dated May 24, 2017 and Recorded as Instrument Number 2017050578 with the Bucks County Recorder of Deeds; and; (iii) that Deed of Dedication of Lot 80 Attached Hereto as Exhibit B. The motion carried unanimously.

Consideration of re-approving “Hyundai Dealership and Biotechnology Research Lab, Phase 1” Land Development Plan, Township File LD 2023-02, Tax Map Parcel #06-004-002 and 06-004-003, in order that plans may be recorded.

Mrs. Rash made a motion, seconded by Mr. Forest, to re-approve “Hyundai Dealership and Biotechnology Research Lab, Phase 1” Land Development Plan, Township File LD 2023-02, Tax Map Parcel #06-004-002 and 06-004-003, in order that plans may be recorded. The motion carried unanimously.

Consideration of approving the Commercial Development Agreement between Buckingham Township and Old Easton Realty, LLC, for the “Hyundai Dealership and Biotechnology Research Lab” (LD 2023-02) Phase I.

Consideration of approving the Deed of Dedication and Grant of Easements between Old Easton Realty, LLC and Buckingham Township for the “Hyundai Dealership and Biotechnology Research Lab” (LD 2023-02) Phase I.

Consideration of approving the Unilateral Declaration of Covenants, Conditions and Restrictions by Old Easton Realty, LLC for the “Hyundai Dealership and Biotechnology Research Lab” (LD 2023-02) Phase I.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Commercial Development Agreement between Buckingham Township and Old Easton Realty, LLC, for the “Hyundai Dealership and Biotechnology Research Lab” (LD 2023-02) Phase I, the Deed of Dedication and Grant of Easements between Old Easton Realty, LLC and Buckingham Township for the “Hyundai Dealership and Biotechnology Research Lab” (LD 2023-02) Phase I, and the Unilateral Declaration of Covenants, Conditions and Restrictions by Old Easton Realty, LLC for the “Hyundai Dealership and Biotechnology Research Lab” (LD 2023-02) Phase I. 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 October 31, 2025.

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 for the “McKee Development”, Township File SA 2020-01, to October 31, 2025. The motion carried unanimously.

ESCROW RELEASE:

“PA Biotechnology Center”, Township File LD 2017-02	Request for Release #5	\$281,901.42 recommended for release
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Mrs. Rash made a motion, seconded by Mr. Forest, to approve Release #5 as requested by “PA Biotechnology Center”, Township File LD 2017-02, in the amount of \$281,901.42. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER’S ITEMS

Consideration of releasing the Maintenance Bonds and remaining escrow held for “Windsor Square”, Township File SA 2001-03, as specified within the “Settlement Agreement and Full and Final Mutual Release” document.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve releasing the Maintenance Bonds and remaining escrow held for “Windsor Square”, Township File SA 2001-03, as specified within the “Settlement Agreement and Full and Final Mutual Release” document. The motion carried unanimously.

Mrs. Rash made a motion, seconded by Mr. Forest, to adjourn the meeting at 6:44 p.m. The motion carried unanimously.

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