

BUCKINGHAM TOWNSHIP

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BOARD OF SUPERVISORS

AGENDA

OCTOBER 22, 2025

REGULAR BUSINESS MEETING (amended 10/23/2025)

Call to Order 6:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - **Medication Take Back Day**, October 25, 2025 from 10am-2pm. Safely dispose of your unused, unneeded or expired medications at the Buckingham Township Building or at the Midway Volunteer Fire Company at 3879 Route 413.
 - **Yard Waste Pick-up for Fall** – Free recyclable bags may be picked up at the township administrative offices until November 14th (limit 25 bags per household).
 - **Election Day**: November 4, 2025 - VOTE!
 - The Buckingham Township Administrative Offices will be closed November 11, 2025 in observance of Veterans Day.
 - Board of Supervisors Work Sessions and Regular Business Meetings will be held on: November 12th and December 17th. All other November and December meeting dates have been cancelled.
3.
 - a. Consideration of approving Payment Request No. 8 (FINAL), 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 \$53,250.00.
 - b. Consideration of approving Payroll dated September 25, 2025 and October 9, 2025 and the Bill List for the meeting of October 22, 2025.
4. Consideration of approving draft Supervisor's Minutes of the September 24, 2025 Work Session and the September 24, 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. 2657**, Township of Buckingham, Bucks County, Pennsylvania, A Resolution Authorizing the Submission of a Statewide Local Share Assessment Grant Application to the Commonwealth Financing Authority.
7. Consideration of approving **Resolution No. 2658**, Township of Buckingham, Bucks County, Pennsylvania, A Resolution Requesting a Statewide Local Share Assessment Grant from the Commonwealth Financing Authority in the amount of \$411,201.88 to be used for Lagoon Dredging.
8. Consideration of approving **Resolution No. 2659**, Township of Buckingham, Bucks County, Pennsylvania, A Resolution Requesting a Statewide Local Share Assessment Grant from the Commonwealth Financing Authority in the amount of \$285,614.64 to be used for Tank Reconditioning.

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9. Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Residential Development Contract to October 27, 2026 between Sarah Colamarino Kocinski and Richard Kocinski and Buckingham Township for **"Lot 1 of the Trycieki Tract"**, Township File SA 2016-02, TMP 06-006-039-011.
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 February 1, 2026.
11. 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.
12. Consideration of approving a connection to the Furlong Water System for a single family residential building lot at 3763 York Road, TMP 06-010-220-002.
13. Additional Business / Manager's Items:
 - Consideration of approving the HRG (Herbert, Rowland & Grubic, Inc.) October 8, 2025 Water and Wastewater and Rate Analysis Cost Proposal/Agreement for Professional Services with an estimated total fee of \$40,000.00.
 - Consideration of approving the request submitted by Temple Judea of Bucks County to waive the \$75.00 Temporary Sign Permit Fee set by Resolution No. 2645 to place one sign on York Road to advertise their large Rummage Sale in November.

Item Added during 10/22/25 meeting:

Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Residential Development Contract to October 23, 2026 between Sharpe Homes, LLC, Aaron Sharpe, Walter Larsen, Sarah Larsen and Buckingham Township for the **"Bonargo Tract, Lots 1 and 3"**, Township File SA 2008-01, TMP 06-006-062, 06-006-062-001 and 06-006-062-002.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, October 22, 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
Not Present:	Luke Rosanova	Bucks County Planning Commission
	Craig Smith, Esquire	Township Solicitor
	Gary Weaver	Township Water/Wastewater Consultant

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

PUBLIC COMMENT

Mr. Stephen Morrison, Church School Road, said they bought their home in 2019 and had an ongoing water issue which he believed was caused by run off from the Fieldstone development. He said the previous owner had contacted the township many times with no response, however he contacted Mr. Hinz who came out and met with him and his neighbors, and proceeded to clean out the ditch. Mr. Morrison said that Mr. Hinz then returned again and put a curb in front of their driveway. Mr. Morrison gave Mr. Hinz and his crew a big "Atta Boy", adding that they were professional and easy to work with.

Mr. Morrison said the proposed warehouse followed by the new announcement of the land being a housing subdivision was some weird crap going on with somebody on this panel making an announcement that the warehouse was no longer a problem. He said he was very disappointed in this board.

Ms. Sarah Cohen, South Deer Run Road, said she lives ½ mile from the proposed spray field near Mechanicsville, and has ongoing concerns about PFAS exposure and how the effluent may impact and add contaminants to the groundwater. She appreciated the PFAS remediation article in the township newsletter, and asked if that meant the water for all the effluent would be pre-treated prior to application on active spray fields? Mrs. Cozza replied the article in the newsletter regarded remediation for public drinking wells, adding there is no treatment required presently for PFAS in wastewater effluent applied to spray fields.

Mrs. Cozza said she is meeting with the townships Environmental Advisory Commission next week to help plan an educational meeting on spray fields, and the educational meeting will have experts available to answer questions. She explained the township does not have the power to oversee private wells, but is mandated to oversee public systems by the PADEP.

Mrs. Stephanie Weisser, a member of the Buckingham Township Environmental Advisory Commission advised Ms. Cohen that she could put filters on her drinking water taps for very little money to reduce exposure to PFAS.

Ms. Cohen requested that the township extend PFAS testing to include private well users, clearly disclose what locations are being tested, release all engineering reports and provide a timeline for community engagement before finalizing sprayfield expansions.

Ms. Celeste Callahan, Street Road, provided the Board with a document titled “Groundwater Risks from Wastewater Spray Irrigation in Buckingham Township, PA”. Ms. Callahan had specific questions about the upcoming hydrogeologic study regarding the aquifer underneath the proposed spray field, and Mrs. Cozza asked her to supply her with those questions.

Ms. Callahan asked if there will be buffer zones around the perimeter of the spray site to protect those who are nearby? Mrs. Cozza replied “yes”, adding that the monitoring wells placement will be outside of where you would think the spray field will be, adding that there are also requirements for the distance of spray to properties.

Ms. Diane Treat, Mechanicsville Road, explained their home is in the middle of the proposed sprayfield and they feel incredibly vulnerable. She said they have several gardens with multiple sitting areas that they enjoy, and have a private well and private sewage system. She has concerns about aerosol from the sprayfields blowing onto her property, and asked if that has been tested as the wind usually blows a lot in her area. Mrs. Cozza replied the spray does not leave the property as there are buffers planted.

Ms. Treat said there were 6 wells dug on the spray field property but the township did not tell her about that, she learned it from her neighbor. She asked why one is only 185 yards from her property line, and what are they for. She asked if she can get test results each time without filing a right to know request, and Mrs. Cozza said she could. Mrs. Cozza explained the wells were dug and the township is getting the first baseline test results from the hydrogeologist, adding that there is no spray field plan prepared yet and that Ms. Treat will have input in that process.

BOARD’S ANNOUNCEMENTS

Mrs. Rash made the following announcements:

- **Medication Take Back Day**, October 25, 2025 from 10am-2pm. Safely dispose of your unused, unneeded or expired medications at the Buckingham Township Building or at the Midway Volunteer Fire Company at 3879 Route 413.
- **Yard Waste Pick-up for Fall** – Free recyclable bags may be picked up at the township administrative offices until November 14th (limit 25 bags per household).
- **Election Day**: November 4, 2025 - VOTE!
- The Buckingham Township Administrative Offices will be closed November 11, 2025 in observance of Veterans Day.

- Board of Supervisors Work Sessions and Regular Business Meetings will be held on: November 12th and December 17th. All other November and December meeting dates have been cancelled.

Mr. Forest announced with sadness that a very dear friend, Wayne Ewer, had recently passed away. Mr. Ewer was a township employee for many years and was a volunteer firefighter for Midway Volunteer Fire Company.

REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

Consideration of approving Payment Request No. 8 (FINAL), 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 \$53,250.00.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payment Request No. 8 (FINAL), 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 \$53,250.00. The motion carried unanimously.

Consideration of approving Payrolls dated September 25, 2025 and October 9, 2025 and the Bill List for the meeting of October 22, 2025.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payrolls dated September 25, 2025 and October 9, 2025 and the Bill List for the meeting of October 22, 2025, in the total amount of \$961,174.76. The motion carried unanimously.

MINUTES

Consideration of approving the draft Supervisor's Minutes of the September 24, 2025 Work Session and September 24, 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 September 24, 2025 Work Session and September 24, 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 No. 2657, Township of Buckingham, Bucks County, Pennsylvania, A Resolution Authorizing the Submission of a Statewide Local Share Assessment Grant Application to the Commonwealth Financing Authority.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution No. 2657, Township of Buckingham, Bucks County, Pennsylvania, A Resolution Authorizing the Submission of a Statewide Local Share Assessment Grant Application to the Commonwealth Financing Authority.

Mrs. Cozza explained this grant applies for money towards the purchase of a new fire engine for use by Midway Volunteer Fire Company.

The motion carried unanimously.

Consideration of approving Resolution No. 2658, Township of Buckingham, Bucks County, Pennsylvania, A Resolution Requesting a Statewide Local Share Assessment Grant from the Commonwealth Financing Authority in the amount of \$411,201.88 to be used for Lagoon Dredging.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution No. 2658, Township of Buckingham, Bucks County, Pennsylvania, A Resolution Requesting a Statewide Local Share Assessment Grant from the Commonwealth Financing Authority in the amount of \$411,201.88 to be used for Lagoon Dredging.

Mrs. Cozza stated this is for the wastewater department

The motion carried unanimously.

Consideration of approving Resolution No. 2659, Township of Buckingham, Bucks County, Pennsylvania, A Resolution Requesting a Statewide Local Share Assessment Grant from the Commonwealth Financing Authority in the amount of \$285,614.64 to be used for Tank Reconditioning.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution No. 2659, Township of Buckingham, Bucks County, Pennsylvania, A Resolution Requesting a Statewide Local Share Assessment Grant from the Commonwealth Financing Authority in the amount of \$285,614.64 to be used for Tank Reconditioning.

Mrs. Cozza stated this is for the water department.

The motion carried unanimously.

Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed, as set forth in the Residential Development Contract between Sarah Colamarino Kocinski and Richard Kocinski and Buckingham Township for "Lot 1 of the Trycieki Tract", Township File SA 2016-02, TMP 06-006-039-011, to October 27, 2026 .

Mrs. Rash made a motion, seconded by Mr. Forest, to accept the Developer's Request to Extend the date by which the improvements are to be completed, as set forth in the Residential Development Contract between Sarah Colamarino Kocinski and Richard Kocinski and Buckingham Township for "Lot 1 of the Trycieki Tract", Township File SA 2016-02, TMP 06-006-039-011 to October 27, 2026.

Mr. Gray explained that the work on this project was completed about a year ago in October, and the NPDES permit was closed in February 2025 by the Bucks County Conservation District. Although the Kocinski's had not formally requested dedication, Mr. Gray advised that the agreement be extended for another year in order to provide the maintenance period per the Residential Development Contract, with an inspection to be completed and security expected to be released during the October 2026 Board of Supervisors meeting.

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 February 1, 2026.

Mrs. Rash made a motion, seconded by Mr. Forest, to accept the 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 February 1, 2026. 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.

Mrs. Rash made a motion, seconded by Mr. Forest, to re-approve 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. McGrath asked if he could pick up the signed plans and documents in the morning for his property closing appointment. Mrs. Cozza replied that he needed to pay all outstanding fees, submit the signature pages of the documents and provide the township with some time to confirm all is complete prior to releasing the items for recording. Mr. McGrath replied that he understood, and would have all of the items following his settlement scheduled for tomorrow morning.

The motion carried unanimously.

Consideration of approving a connection to the Furlong Water System for a single family residential building lot at 3763 York Road, TMP 06-010-220-002.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve a connection to the Furlong Water System for a single family residential building lot at 3763 York Road, TMP 06-010-220-002. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER'S ITEMS

Consideration of approving the "HRG" (Herbert, Rowland & Grubic, Inc.) October 8, 2025 Water and Wastewater and Rate Analysis Cost Proposal/Agreement for Professional Services with an estimated total fee of \$40,000.00.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the HRG October 8, 2025 Water and Wastewater and Rate Analysis Cost Proposal/Agreement for Professional Services with an estimated total fee of \$40,000.00. The motion carried unanimously.

Consideration of approving the request submitted by Temple Judea of Bucks County to waive the \$75.00 Temporary Sign Permit Fee set by Resolution No. 2645 to place one sign on York Road to advertise their large Rummage Sale in November.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the request submitted by Temple Judea of Bucks County to waive the \$75.00 Temporary Sign Permit Fee set by Resolution No. 2645 to place one sign on York Road to advertise their large Rummage Sale in November. The motion carried unanimously.

Consideration of adding the following item to the agenda and to post the agenda so amended on the township's website and at the township office by the first business day following this meeting:

Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Residential Development Contract to October 23, 2026 between Sharpe Homes, LLC, Aaron Sharpe, Walter Larsen, Sarah Larsen and Buckingham Township for the "Bonargo Tract, Lots 1 and 3", Township File SA 2008-01, TMP 06-006-062, 06-006-062-001 and 06-006-062-002.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve adding the following item to the agenda and to post the agenda so amended on the township's website and at the township office by the first business day following this meeting:

Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Residential Development Contract to October 23, 2026 between Sharpe Homes, LLC, Aaron Sharpe, Walter Larsen, Sarah Larsen and Buckingham Township for the "Bonargo Tract, Lots 1 and 3", Township File SA 2008-01, TMP 06-006-062, 06-006-062-001 and 06-006-062-002.

Mrs. Cozza explained this item had been on the agenda posted at the township building, but was not added to the website electronic agenda. She explained this is the developer's request to extend the time for completion and did not involve any money transactions.

The motion carried unanimously.

Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Residential Development Contract to October 23, 2026 between Sharpe Homes, LLC, Aaron Sharpe, Walter Larsen, Sarah Larsen and Buckingham Township for the "Bonargo Tract, Lots 1 and 3", Township File SA 2008-01, TMP 06-006-062, 06-006-062-001 and 06-006-062-002.

Mrs. Rash made a motion, seconded by Mr. Forest, to accept the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Residential Development Contract to October 23, 2026 between Sharpe Homes, LLC, Aaron Sharpe, Walter Larsen, Sarah Larsen and Buckingham Township for the "Bonargo Tract, Lots 1 and 3", Township File SA 2008-01, TMP 06-006-062, 06-006-062-001 and 06-006-062-002. The motion carried unanimously.

Mrs. Rash made a motion, seconded by Mr. Forest, to adjourn the meeting at 7:36 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 12th day of November, 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.