

BUCKINGHAM TOWNSHIP

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BOARD OF SUPERVISORS REGULAR BUSINESS MEETING

AGENDA

NOVEMBER 12, 2025

Call to Order 6:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - The Administrative Offices of Buckingham Township will be closed November 27th and 28th for the Thanksgiving Day Holiday.
 - The November 26th and December 24th Board of Supervisor Work Sessions and Regular Business Meetings have been cancelled. There will be a Work Session and Regular Business Meeting on Wednesday, December 17th, and the annual Reorganization Meeting (including a Regular Business Meeting) will take place on January 5, 2026 at a time to be determined.
 - Buckingham Township Annual Tree Lighting, Friday, December 5, 2025, 6pm CB East Choir; 6:30pm Santa Arrives
 - Red Cross Blood Drive, November 13th and December 15th from 2-7pm. Go to www.redcrossblood.org to schedule your appointment.
3. Consideration of approving Payroll for the weeks ending October 23, 2025 and November 6, 2025 and the Bill List for the meeting of November 12, 2025.
4. Consideration of approving draft Supervisor's Minutes of the October 8, 2025 Work Session, October 22, 2025 Work Session and October 22, 2025 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of approving the Posting and Presentation of the **2026 Proposed Buckingham Township Budget**.
7. Consideration of approving **Resolution No. 2660**, Township of Buckingham, Bucks County, Pennsylvania, A Resolution Requesting a Statewide Local Share Assessment Grant from the Commonwealth Financing Authority in the amount of \$756,000.00 to be used for Lagoon Dredging.
8. Consideration of agreeing to the Developer's Request for an Extension of Time to November 13, 2026 within which to complete the Improvements as set forth in the Stormwater Facility Development Contract between **Fairwinds Holdings, LLC** and Buckingham Township, TMP 6-22-6.
9. Consideration of agreeing to the Developer's Request for an Extension of Time to December 1, 2026 within which to Complete the Improvements as set forth in the Residential Development Contract to for the **"Gash Tract"** Subdivision, Township File SA 2004-04.

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10. Consideration of agreeing to the Developer's Request for an Extension of Time to December 1, 2026 within which to Complete the Improvements as set forth in the Land Development Contract to covering "**PA Biotechnology Center**", Township File LD 2017-02.
11. Consideration of agreeing to the Developer's Request for an Extension of Time to December 14, 2026 within which to complete the Improvements as set forth in the Stormwater Facility Development Contract between **Sugar Bottom Farms, L.L.C.** and Buckingham Township, TMP 6-17-61.
12. Consideration of agreeing to the Developer's Request for an Extension of time to December 14, 2026 within which to complete the improvements as set forth in the Land Development Contract between **Buckingham Friends School Gymnasium and Science Building** and Buckingham Township, Township File LD 2022-01.
13. Consideration of approving the Stormwater Facility Development Contract, Stormwater Controls and Best Management Practices Operations and Maintenance Agreement and Grant of Easement between Buckingham Township and **Consolidated Pipe & Supply Company, Inc.**, Stormwater Permit #PSW240047, 4210 Burnt House Hill Road, TMP #06-004-015-001.

14. **ESCROW RELEASE:**

"Fairwinds Holdings LLC", 3375 Dark Hollow Road, TMP 06-022-006, Stormwater Facility Development Contract PSW 220080	Request for Release #1	\$109,594.67 recommended for release
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15. Additional Business / Manager's Items:
 - Consideration of accepting the Director of Public Works recommendations for award of the 3-year Lawn Maintenance Contract to Ambler Industries, LLC of Furlong, PA in the amount of \$114,900.00 for the first year, with a 3% increase for each of the following 2 years.
 - Consideration of awarding the Cold Spring Well No. 4 Radon & PFOA/PFOS Removal – General Contract BT-25-01 to Blooming Glen Contractors, Inc. of Skippack, PA in the amount of \$2,272,925.00.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, November 12, 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

Not Present:	Daniel Gray	Township Engineer
	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

Gina Defonso, Biddeford Circle, requested clarity on the "Residential Lighting" section of the Buckingham Township Zoning Ordinance, specifically the meaning of "Temporary seasonal lighting displays". She explained that they have a neighbor who has their entire house illuminated year round, with lights that change colors for the different holidays and events. She said the lights are on a timer but with sunset at 5:15pm they are on for a very long time. Ms. Defonso added that there are lights over the garage that shine directly towards her house, not downward as the ordinance does specify. Ms. Defonso asked that "Temporary" and "Seasonal" be defined in the Zoning Ordinance.

Stephanie Weisser, Amberton Way, requested that the township discusses with Ambler Industries the need to be careful when weed whacking near the newly planted trees in the parks and behind the township office, as trees have been killed by previous landscapers who were not careful and damaged the trunks.

Matt Braud, Dark Hollow Road, explained that he sits on the Bucks County Agricultural Land Preservation Committee, and had concerns that the Ripp farm is having their land preservation delayed until the Township Agricultural Security Advisory Commission meets and confirms their recommendation. Mr. Braud said his wife sits on the Buckingham Township Agricultural Security Advisory Commission so he knows they haven't met in about five years, and he felt this would be a good opportunity for the commission to meet and try to accommodate farmers looking at development by swaying them towards preservation. Mrs. Rash explained that the Ripp/O'Connor farm is not being delayed by the township, rather, a survey has been ordered by the County, the Statement of Costs is to be submitted to the State Board by the County Board and approved and the County is in the process of finalizing the agreement of sale and other documents. She said the township puts farms on the county list every year and two of them are being preserved this year.

Miles Gombosi, Mechanicsville Road, thanked the 325 Committee and the Board of Supervisors for preserving so much open space in Buckingham Township. He also thanked Paul Calderaio for his extreme excitement and enthusiasm to help preserve the General Greene Inn.

BOARD'S ANNOUNCEMENTS

Mrs. Rash announced the Board of Supervisors held an executive session immediately prior to this meeting to discuss ongoing litigation – Froehlich, Lykon, McArdle and Feeney - and police personnel.

Mrs. Rash made the following announcements:

- The Administrative Offices of Buckingham Township will be closed November 27th and 28th for the Thanksgiving Day Holiday.
- The November 26th and December 24th Board of Supervisor Work Sessions and Regular Business Meetings have been cancelled. There will be a Work Session and Regular Business Meeting on Wednesday, December 17th, and the annual Reorganization Meeting (including a Regular Business Meeting) will take place on January 5, 2026 at a time to be determined.
- Buckingham Township Annual Tree Lighting, Friday, December 5, 2025, 6pm CB East Choir, 6:30pm Santa Arrives
- Red Cross Blood Drive, November 13th and December 15th from 2-7pm. Go to www.redcrossblood.org to schedule your appointment.

Mrs. Rash sadly announced that Jim Gemmell passed away. Mr. Forest said that Mr. Gemmell had a farm on the corner of Burnt House Hill and Cold Spring Creamery Roads for many years, he worked for the attorney generals office, was president of the Point Pleasant firehouse, was a former Buckingham Township Supervisor, was a WWII veteran, was president of Central Bucks Ambulance for many years, and was 100 years of age.

Mr. Calderaio wished everyone a very Happy Thanksgiving.

PAYROLL and BILL LIST

Consideration of approving Payroll for the weeks ending October 23, 2025 and November 6, 2025 and the Bill List for the meeting of November 12, 2025.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payroll for the weeks ending October 23, 2025 and November 6, 2025 and the Bill List for the meeting of November 12, 2025, in the total amount of \$910,499.15. The motion carried unanimously.

MINUTES

Consideration of approving the draft Supervisor's Minutes of the October 8, 2025 Work Session and October 8, 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 October 8, 2025 Work Session and October 8, 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 the Posting and Presentation of the 2026 Proposed Buckingham Township Budget.

Mrs. Cozza presented the proposed 2026 budget with a slide show showing the projected township expenditures and revenues. Mrs. Cozza stated that Buckingham Township continues to have no general fund millage and has not had general fund millage since 1998. Mrs. Cozza announced that Buckingham Township continues to have the lowest millage of the surrounding municipalities.

Mrs. Cozza explained for each real estate dollar, 82 cents goes to the Central Bucks School District, 15 cents goes to Bucks County and 03 cents comes to Buckingham Township.

Mrs. Rash suggested posting the powerpoint along with the proposed budget on the township website. Mrs. Cozza said that would be done tomorrow.

Mr. Forest said that Buckingham Township continues to be AAA bond rated, and thanked Mrs. Cozza and Mrs. Pistory, Finance Director, for their ongoing prudence and budget oversight.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Posting and Presentation of the 2026 Proposed Buckingham Township Budget. The motion carried unanimously.

Consideration of approving Resolution No. 2660, Township of Buckingham, Bucks County, Pennsylvania, A Resolution Requesting a Statewide Local Share Assessment Grant from the Commonwealth Financing Authority in the amount of \$756,000.00 to be used for Lagoon Dredging.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution No. 2660, Township of Buckingham, Bucks County, Pennsylvania, A Resolution Requesting a Statewide Local Share

Assessment Grant from the Commonwealth Financing Authority in the amount of \$756,000.00 to be used for Lagoon Dredging.

Mrs. Cozza stated this is for the wastewater department

The motion carried unanimously.

Consideration of agreeing to the Developer's Request for an Extension of Time to November 13, 2026 within which to complete the Improvements as set forth in the Stormwater Facility Development Contract between Fairwinds Holdings, LLC and Buckingham Township, TMP 6-22-6.

Mrs. Rash made a motion, seconded by Mr. Forest, to agree to the Developer's Request for an Extension of Time to November 13, 2026 within which to complete the Improvements as set forth in the Stormwater Facility Development Contract between Fairwinds Holdings, LLC and Buckingham Township, TMP 6-22-6. The motion carried unanimously.

Consideration of agreeing to the Developer's Request for an Extension of Time to December 1, 2026 within which to Complete the Improvements as set forth in the Residential Development Contract to for the "Gash Tract" Subdivision, Township File SA 2004-04.

Mrs. Rash made a motion, seconded by Mr. Forest, to agree to the Developer's Request for an Extension of Time to December 1, 2026 within which to Complete the Improvements as set forth in the Residential Development Contract to for the "Gash Tract" Subdivision, Township File SA 2004-04. The motion carried unanimously.

Consideration of agreeing to the Developer's Request for an Extension of Time to December 1, 2026 within which to Complete the Improvements as set forth in the Land Development Contract to covering "PA Biotechnology Center", Township File LD 2017-02.

Mrs. Rash made a motion, seconded by Mr. Forest, to agree to the Developer's Request for an Extension of Time to December 1, 2026 within which to Complete the Improvements as set forth in the Land Development Contract to covering "PA Biotechnology Center", Township File LD 2017-02.

The motion carried unanimously.

Consideration of agreeing to the Developer's Request for an Extension of Time to December 14, 2026 within which to complete the Improvements as set forth in the Stormwater Facility Development Contract between Sugar Bottom Farms, L.L.C. and Buckingham Township, TMP 6-17-61.

Mrs. Rash made a motion, seconded by Mr. Forest, to agree to the Developer's Request for an Extension of Time to December 14, 2026 within which to complete the Improvements as set forth in the Stormwater Facility Development Contract between Sugar Bottom Farms, L.L.C. and Buckingham Township, TMP 6-17-61. The motion carried unanimously.

Consideration of agreeing to the Developer's Request for an Extension of time to December 14, 2026 within which to complete the improvements as set forth in the Land Development Contract between Buckingham Friends School Gymnasium and Science Building and Buckingham Township, Township File LD 2022-01.

Mrs. Rash made a motion, seconded by Mr. Forest, to agree to the Developer's Request for an Extension of Time to December 14, 2026 within which to complete the Improvements as set forth in the Land Development Contract between Buckingham Friends School Gymnasium and Science Building and Buckingham Township, Township File LD 2022-01. The motion carried unanimously.

Consideration of approving the Stormwater Facility Development Contract, Stormwater Controls and Best Management Practices Operations and Maintenance Agreement and Grant of Easement between Buckingham Township and Consolidated Pipe & Supply Company, Inc., Stormwater Permit #PSW240047, 4210 Burnt House Hill Road, TMP #06-004-015-001.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Stormwater Facility Development Contract, Stormwater Controls and Best Management Practices Operations and Maintenance Agreement and Grant of Easement between Buckingham Township and Consolidated Pipe & Supply Company, Inc., Stormwater Permit #PSW240047, 4210 Burnt House Hill Road, TMP #06-004-015-001. The motion carried unanimously.

ESCROW RELEASE

Consideration of approving Escrow Release #1, for "Fairwinds Holdings LLC", 3375 Dark Hollow Road, TMP 06-022-006, Stormwater Facility Development Contract PSW 220080, in the amount of \$109,594.67.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Escrow Release #1, for "Fairwinds Holdings LLC", 3375 Dark Hollow Road, TMP 06-022-006, Stormwater Facility Development Contract PSW 220080, in the amount of \$109,594.67. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER'S ITEMS

Consideration of accepting the Director of Public Works recommendation for the award of the 3-year Lawn Maintenance Contract to Ambler Industries, LLC of Furlong, PA in the amount of \$114,900.00 for the first year, with a 3% increase for each of the following 2 years.

Mrs. Rash made a motion, seconded by Mr. Forest, to accept the Director of Public Works recommendation for the award of the 3-year Lawn Maintenance Contract to Ambler Industries, LLC of Furlong, PA in the amount of \$114,900.00 for the first year, with a 3% increase for each of the following 2 years. The motion carried unanimously.

Consideration of awarding the Cold Spring Well No. 4 Radon & PFOA/PFOS Removal – General Contract BT-25-01 to Blooming Glen Contractors, Inc. of Skippack, PA in the amount of \$2,272,925.00.

Mrs. Rash made a motion, seconded by Mr. Forest, to award the Cold Spring Well No. 4 Radon & PFOA/PFOS Removal – General Contract BT-25-01 to Blooming Glen Contractors, Inc. of Skippack, PA in the amount of \$2,272,925.00.

Mrs. Cozza said payment for this contract is expected to be covered by at least two million dollars of grant money.

The motion carried unanimously.

Mrs. Rash made a motion, seconded by Mr. Forest, to adjourn the meeting at 7:26 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 17th day of December, 2025.

Buckingham Township Board of Supervisors

Chairman

Vice-Chairman

Member

Attest:

Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.