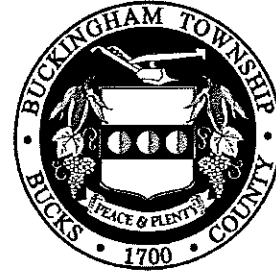


BUCKINGHAM TOWNSHIP

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BOARD OF SUPERVISORS REGULAR BUSINESS

AGENDA (amended and re-posted 4/23/26)

APRIL 22, 2026

Call to Order 7:00 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - "Arbor Day Celebration", April 24, 2026 @ 1pm, Buckingham Township Building.
 - National Prescription Drug Take Back Day, Saturday, April 25, 2026, 10am-2pm, Buckingham locations include Midway Fire Company, 3879 Durham Road and the Administrative Township Building.
3.
 - a. Consideration of approving Payment Request No. 1, to GS Developers for work completed on the **Cold Spring Well No. 4 Radon & PFOA/PFOS Removal Project Electrical Contract BT-25-02** in the amount of \$5,400.00.
 - b. Consideration of approving Payment Request No. 9, to GS Developers for work completed on the **Cold Spring / Fieldstone Water Interconnect Contract BT-24-02** in the amount of \$218,249.30.
 - c. Consideration of approving Payroll dated March 26, 2026 and April 9, 2026 and the Bill List for the meeting of April 22, 2026.
4. Consideration of approving draft Supervisor's Minutes of the March 25, 2026 Work Session and the March 25, 2026 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. **7:30 PM Public Hearing:** Consideration of Adopting Ordinance 2026-02, An Ordinance Affirming the Creation of an Advisory Recreation Board; Increasing the Number of Members to Nine, Establishing the Term of New and Reappointed Members; and Designating Responsibilities of the Board.
7. Consideration of approving the **Residential Development Agreement and Cash Escrow Agreement** between Buckingham Township, Sycamore Hollow Homes, LLC and Walter Larson and Sandra Larson for the "**Bonargo Tract**", Township File SA 2008-01, Tax Parcel Numbers 06-006-062, 06-006-062-001 and 06-006-062-002.
8. Consideration of approving the **Deed of Dedication of the Ultimate Right of Way of Lower Mountain Road**, between George Dunn, Linda Knouse Dunn, the McIntyre Revocable Living Trust Dated September 7, 2001, Stephen F. McIntyre and Kathleen M. McIntyre, Trustees, and the Township of Buckingham, for the "McIntyre Tract", Township File SA 2020-01.

BOARD OF SUPERVISORS
REGULAR BUSINESS MEETING
APRIL 22, 2026
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9. Consideration of agreeing to the Developer's Request for an Extension of the time to April 23, 2027 within which to complete the Improvements as set forth in the Stormwater Facility Development Contract covering "**William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust dated September 27, 2018**" (Victoria Park, Lot 2 – New Hope Road)", Tax Parcel Number 06-023-008-003.
10. Consideration of agreeing to the Developer's Request for an Extension of the time to May 24, 2027 within which to complete the Improvements as set forth in the Residential Development Contract covering the "**Fenton's Corner**" Subdivision, Township File SA 2013-03.
11. Consideration of approving the **Wastewater Grinder Pump Maintenance Agreement** between Buckingham Township and Steven Trachtenberg for 3615 Indian Spring Road, TMP 06-006-056-002.
12. Consideration of adopting the **Buckingham Township Climate Action Plan** produced by Buckingham Township in partnership with Penn State's Local Climate Action Program, ICLEI – Local Governments for Sustainability, and the Pennsylvania Department of Environmental Protection.
13. Additional Business / Manager's Items:
 - Consideration of reaffirming the Roadmaster's recommendations for the 2026 Road Improvement Project Bid Award (including alternates).
14.
 - a. 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 directing township staff to call the maintenance bonds for "WAWA", Township File LD 2018-01, in the event extensions are not signed by April 24, 2026."
 - b. Consideration of directing township staff to call the maintenance bonds for "WAWA", Township File LD 2018-01, in the event extensions are not signed by April 24, 2026.
15.
 - a. 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 approving the USDA Implementation Oversight of Sport-Hunting Program in the amount of \$24,369.24 +/- 10% adjustment, and Consideration of approving the USDA Deer Removal (Agricultural Depredation Permits) Program in the amount of \$59,982.40 +/- 10% adjustment."
 - b. Consideration of approving the USDA Implementation Oversight of Sport-Hunting Program in the amount of \$24,369.24 +/- 10% adjustment, and Consideration of approving the USDA Deer Removal (Agricultural Depredation Permits) Program in the amount of \$59,982.40 +/- 10% adjustment.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, April 22, 2026 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Maggie Rash	Chairman
	Jon Forest	Vice-Chairman
	Mike Bateman	Member
	Dana Cozza	Township Manager
	Daniel Gray	Township Engineer
	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 7:12 p.m.

PUBLIC COMMENT

Stephanie Weisser, Amberton Way, asked what the procedure will be to fill Andrea Strout's vacancy on the Environmental Advisory Commission. She added that Ms. Strout had noted the commission would benefit from someone with a background in science and biology.

Lisa Braud, Dark Hollow Road, acknowledged that since the last Supervisors' meeting the township held the annual Easter Egg Hunt and it was wonderful. She appreciated all the work it takes to have activities and noted that events don't just happen, that Buckingham has done a great job of showing up.

Ms. Braud said as a member of the Agricultural Security Area Advisory Commission, there has not been a meeting and asked if the township had received applications to join the commission in the last 5 years. Mr. Forest noted that Ms. Braud had emailed him requesting that the commission have a meeting and he had replied that there would be a joint meeting arranged with the Agricultural and Open Space Preservation Committee to provide an update on current preservation projects by the township and the county.

Ms. Braud said she understands the Planning Commission is having meetings to work on updating the Comprehensive Plan and asked if they were intended for residents (including members of township committees/commissions) to attend and participate. Mrs. Cozza replied that the Bucks County Planning Commission is guiding the update, and in meeting with the Planning Commission they will be scheduling specific meetings for the township committees/commissions to attend, but that all the meetings are public and folks are welcome to attend.

Ms. Braud said the 1991 Comprehensive Plan indicated the township should commit to having agricultural security areas and place signs along roads when entering an area and asked how residents are to understand which farms are in the agricultural security areas. Mr. Forest said that

once a farm is permanently preserved, they usually have a sign posted. Ms. Braud thought that persons in the Ag Security Area should also be recognized with a sign.

Andrea Fox, Valley View Drive, was present with her husband and two daughters, to request clarification on the legal status and ownership of Valley View Drive, which she understands to be a private road serving 9 homes with one access point. Ms. Fox had safety concerns with the road deterioration and ongoing drainage problems which could cause problems for emergency services to access the homes. Mr. Gray said that following Ms. Fox's conversations and emails with township staff, he had researched the subdivisions that created the lots and private road many years ago. He said the plans clearly stated Valley View Drive was to be a private road as it was not built to the township improvement standards to become a public roadway maintained by the township. Mr. Gray added that typically the residents who live on a private road form a Homeowners Association and chip in to maintain the road. Ms. Fox said one neighbor snowplows currently, but he won't be there forever, and there is no association. Mr. Bateman asked if a private road could become a public road, and Mr. Gray said only if it is brought up to township standards. Mr. Gray urged Ms. Fox to study all the deeds for all of the lots as there may be some type of neighborhood responsibility noted.

BUSINESS

7:30 PM Public Hearing: Consideration of Adopting Ordinance 2026-02, An Ordinance Affirming the Creation of an Advisory Recreation Board; Increasing the Number of Members to Nine, Establishing the Term of New and Reappointed Members; and Designating Responsibilities of the Board.

7:41 PM Mrs. Rash opened the public hearing.

Mrs. Rash noted the ordinance had been publicly advertised per regulations. Mr. Smith asked if there were any questions? Jeff Glauber, Twinbrook Circle, asked why this was called Recreation Board instead of Park and Recreation Commission? Mr. Smith replied that the authorizing statutes that call it a Recreation Board.

Mr. Bateman commented that since the township initially reached out to the public for interest in joining this commission the turnout and interest has been very refreshing. He was very thankful to the community and neighbors for continuing to show up and put forth their time to make the park and recreation commission better, and thanked the volunteers who offer their time on a continuing basis. Mr. Bateman explained they were increasing the membership from 7 to 9 members due to such great interest.

7:44 PM Mrs. Rash closed the public hearing.

Mrs. Rash made a motion, seconded by Mr. Bateman, to adopt Ordinance 2026-02, An Ordinance Affirming the Creation of an Advisory Recreation Board; Increasing the Number of Members to Nine, Establishing the Term of New and Reappointed Members; and Designating Responsibilities of the Board. The motion carried unanimously.

PUBLIC COMMENT

Gina Defonso, Biddeford Circle, asked if the Board would consider making an adjustment to the zoning ordinance to regulate large commercial vehicles parking on township roads as she has seen neighboring townships have specific regulations for this. Ms. Defonso said there is a huge dump truck, over 21' long, for a commercial paving business that parks overnight in her neighborhood. She said her husband spoke to the man who said the police came out and said there legally is no zoning ordinance restricting commercial vehicles over 20' from parking wherever they want. Ms. Defonso said the police had talked with the owner/driver of the vehicle and were told that the guy had been to court and the judge said there was no restriction. Ms. Defonso said there are regulations for parking in your own driveway, but not in the street, and if this truck doesn't park in their neighborhood he will park in another. Mr. Smith said the police were correct, that in order for the township to pass an ordinance for restrictions, they would need a traffic study through PennDOT stating there was a dangerous condition that is exacerbated by trucks parking on the road. Mr. Smith added that to prevent trucks from parking on any residential street in the Township there would need to be a massive engineering study to include every road in the township. Mr. Bateman asked if our zoning could address this alternatively, such as specifying if a driveway is a certain length a specific number of trucks could park there. Ray Lokay, Barness Court, suggested the township acquire a piece of property and have a municipal parking area where people could park their large vehicles for a nominal fee. Ms. Defonso said this person's business has a parking area he could use.

BOARD'S ANNOUNCEMENTS

Mrs. Rash made the following announcements:

- **"Arbor Day Celebration"**, April 24, 2026 @ 1pm, Buckingham Township Building.
- **National Prescription Drug Take Back Day**, Saturday, April 25, 2026, 10am-2pm, Buckingham locations include Midway Fire Company, 3879 Durham Road and the Administrative Township Building.

Mrs. Rash noted it is Administrative Professionals Day and thanked the township staff for their continuing great work.

Mr. Bateman announced that at the recent PSATS (Pennsylvania State Association of Township Officials) conference he and Mrs. Rash were presented with a plaque in appreciation of engaging with Doylestown Township on their Bike and Hike Trail Initiative.

Mr. Bateman started to read a statement discussing the McArdle litigation, and Mr. Smith requested he not do so, advising that this is ongoing litigation and is inappropriate to discuss in public as what he may say could prejudice the township's position in court. Mr. Bateman said he had shared his statement with the press, so it would appear there anyway.

Mr. Bateman stated that he had asked Mr. Smith seven times in email for advice as to what was communicated to a party in a legal matter and was never responded to. Mr. Smith replied that was wrong and that Mr. Bateman was responded to following the first email and read the response.

REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

- **Consideration of approving Payment Request No. 1, to GS Developers for work completed on the Cold Spring Well No. 4 Radon & PFOA/PFOS Removal Project Electrical Contract BT-25-02 in the amount of \$5,400.00.**
- **Consideration of approving Payment Request No. 9, to GS Developers for work completed on the Cold Spring / Fieldstone Water Interconnect Contract BT-24-02 in the amount of \$218,249.30.**

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payment Request No. 1, to GS Developers for work completed on the Cold Spring Well No. 4 Radon & PFOA/PFOS Removal Project Electrical Contract BT-25-02 in the amount of \$5,400.00 and to approve Payment Request No. 9, to GS Developers for work completed on the Cold Spring / Fieldstone Water Interconnect Contract BT-24-02 in the amount of \$218,249.30.

Mr. Forest stated the money to pay for these projects comes from the income received from the customers of the water systems, not from the township's general fund or tax revenues.

The motion carried unanimously.

Consideration of approving Payroll dated March 26, 2026 and April 9, 2026 and the Bill List for the meeting of April 22, 2026.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payroll dated March 26, 2026 and April 9, 2026 and the Bill List for the meeting of April 22, 2026 in the total amount of \$1,026,342.06. The motion carried unanimously.

MINUTES

Consideration of approving the draft Supervisor's Minutes of the March 25, 2026 Work Session and the March 25, 2026 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 25, 2026 Work Session and the March 25, 2026 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 Residential Development Agreement and Cash Escrow Agreement between Buckingham Township, Sycamore Hollow Homes, LLC and Walter Larson and Sandra Larson for the “Bonargo Tract”, Township File SA 2008-01, Tax Parcel Numbers 06-006-062, 06-006-062-001 and 06-006-062-002.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Residential Development Agreement and Cash Escrow Agreement between Buckingham Township, Sycamore Hollow Homes, LLC and Walter Larson and Sandra Larson for the “Bonargo Tract”, Township File SA 2008-01, Tax Parcel Numbers 06-006-062, 06-006-062-001 and 06-006-062-002.

Ms. Carolyn Worsley, Durham Road, explained that she lives directly beside this property in an 1882 farmhouse, and that she and her husband have been here since 2014 and are raising their family and feel lucky to be surrounded by open space. She said they have watched the property switch owners and have seen small amounts of work being done over time. She said the latest proposal she saw online shows a 5400 square foot house with a giant deck plus a pool and said it had originally been approved for a much smaller house. She said they also heard that 600 trees had to be planted, but that has not been done. She had concerns about drainage issues and water coming from the property and asked what protects her. She also asked when the zoning expires as she thought the project received approval 15 years ago.

Mr. Smith said the property is an approved, recorded subdivision. Mr. Gray explained that the land is in transition between developers, which is what this agenda item addresses. He said the Bucks County Conservation District monitors the erosion and sedimentation measures, and noted the new developer has the proper permits in place. Mr. Forest said that the regulations and approval require that following development there will be less stormwater leaving the properties than before, and that a lot of buffering will be planted between the lots.

The motion carried unanimously.

Consideration of approving the Deed of Dedication of the Ultimate Right of Way of Lower Mountain Road, between George Dunn, Linda Knouse Dunn, the McIntyre Revocable Living Trust Dated September 7, 2001, Stephen F. McIntyre and Kathleen M. McIntyre, Trustees, and the Township of Buckingham, for the “McIntyre Tract”, Township File SA 2020-01.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Deed of Dedication of the Ultimate Right of Way of Lower Mountain Road, between George Dunn, Linda Knouse Dunn, the McIntyre Revocable Living Trust Dated September 7, 2001, Stephen F. McIntyre and Kathleen M. McIntyre, Trustees, and the Township of Buckingham, for the “McIntyre Tract”, Township File SA 2020-01.

Mr. Gray noted this is the final step required as part of the “McIntyre Tract” and once the deed is recorded, would complete the project.

The motion carried unanimously.

Consideration of agreeing to the Developer’s Request for an Extension of the time to April 23, 2027 within which to complete the Improvements as set forth in the Stormwater Facility Development Contract covering “William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust dated September 27, 2018” (Victoria Park, Lot 2 – New Hope Road)”, Tax Parcel Number 06-023-008-003.

Mrs. Rash made a motion, seconded by Mr. Forest, to agree to the Developer’s Request for an Extension of the time to April 23, 2027 within which to complete the Improvements as set forth in the Stormwater Facility Development Contract covering “William Scott Sinclair, Trustee of the William Scott Sinclair Deed of Trust dated September 27, 2018” (Victoria Park, Lot 2 – New Hope Road)”, Tax Parcel Number 06-023-008-003. The motion carried unanimously.

Consideration of agreeing to the Developer’s Request for an Extension of the time to May 24, 2027 within which to complete the Improvements as set forth in the Residential Development Contract covering the “Fenton’s Corner” Subdivision, Township File SA 2013-03.

Mrs. Rash made a motion, seconded by Mr. Bateman, to agree to the Developer’s Request for an Extension of the time to May 24, 2027 within which to complete the Improvements as set forth in the Residential Development Contract covering the “Fenton’s Corner” Subdivision, Township File SA 2013-03. The motion carried unanimously.

Consideration of approving the Wastewater Grinder Pump Maintenance Agreement between Buckingham Township and Steven Trachtenberg for 3615 Indian Spring Road, TMP 06-006-056-002.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Wastewater Grinder Pump Maintenance Agreement between Buckingham Township and Steven Trachtenberg for 3615 Indian Spring Road, TMP 06-006-056-002. The motion carried unanimously.

Consideration of adopting the Buckingham Township Climate Action Plan produced by Buckingham Township in partnership with Penn State’s Local Climate Action Program, ICLEI – Local Governments for Sustainability, and the Pennsylvania Department of Environmental Protection.

Mrs. Rash made a motion, seconded by Mr. Forest, to adopt the Buckingham Township Climate Action Plan produced by Buckingham Township in partnership with Penn State’s Local Climate Action Program, ICLEI – Local Governments for Sustainability, and the Pennsylvania Department of Environmental Protection.

Mrs. Rash thanked the former chairwoman of the Environmental Advisory Commission, Andrea Strout, on the work she did to prepare this plan and the previously adopted Environmental Action Plan. Mrs. Rash said this leads to forming a commission to work on the Energy Transition Plan and to educate the public and encourage them to move towards energy independence. Ms. Linda Haywood, Ash Road, asked if this would be forced on residents or just suggested? Mrs. Cozza

affirmed that the township would lead by example and provide the residents with information to form their own actions.

The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER'S ITEMS

Consideration of reaffirming the Roadmaster's recommendations for the 2026 Road Improvement Project Bid Award (including alternates).

Mrs. Rash made a motion, seconded by Mr. Forest, to reaffirm the Roadmaster's recommendations for the 2026 Road Improvement Project Bid Award (including alternates).

Mrs. Cozza explained the Board approved the Roadmaster's recommendations for the 2026 Road Improvement Project Bid Award at the previous meeting, however the memo did not include the alternate roads, so this motion is to reaffirm that all of the alternates are included in the bid.

The motion carried unanimously.

a. 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 directing township staff to call the maintenance bonds for "WAWA", Township File LD 2018-01, in the event extensions are not signed by April 24, 2026."

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 directing township staff to call the maintenance bonds for "WAWA", Township File LD 2018-01, in the event extensions are not signed by April 24, 2026."

Mr. Smith explained that he requested this item be added to the agenda as the maintenance period for the "WAWA" project is due to expire and work remains to be done. Mr. Smith continued, although the "WAWA" bond is evergreen, the Provco bond requires an extension to provide time for outstanding work to be completed prior to the final release. Mr. Gray said the township has been assured that the extension will be provided and they are working towards project completion.

The motion carried unanimously.

b. Consideration of directing township staff to call the maintenance bonds for "WAWA", Township File LD 2018-01, in the event extensions are not signed by April 24, 2026.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve directing township staff to call the maintenance bonds for “WAWA”, Township File LD 2018-01, in the event extensions are not signed by April 24, 2026. The motion carried unanimously.

a. 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 approving the USDA Implementation Oversight of Sport-Hunting Program in the amount of \$24,369.24 +/- 10% adjustment, and Consideration of approving the USDA Deer Removal (Agricultural Depredation Permits) Program in the amount of \$59,982.40 +/- 10% adjustment.”

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 approving the USDA Implementation Oversight of Sport-Hunting Program in the amount of \$24,369.24 +/- 10% adjustment, and Consideration of approving the USDA Deer Removal (Agricultural Depredation Permits) Program in the amount of \$59,982.40 +/- 10% adjustment.”

Mr. Glauber had concerns with items being added to the agenda during the meeting without residents being notified beforehand. He said residents should have a chance to know in case they have concerns regarding an item. Mrs. Rash explained that this item was posted on the Work Session agenda and discussed during the Work Session this evening, and that the Board felt action needed to be taken immediately in order to move forward in helping to protect our farmers’ crops from deer damage in the upcoming growing season. Mrs. Cozza added that the USDA shared a presentation with the Board during a November work session, the Board discussed it during budget time and designated money for the program, and have now had another presentation/discussion. Mr. Forest added that most of the large landowners/farmers who would be affected were present this evening to share in the discussion.

The motion carried unanimously.

Consideration of approving the USDA Implementation Oversight of Sport-Hunting Program in the amount of \$24,369.24 +/- 10% adjustment, and Consideration of approving the USDA Deer Removal (Agricultural Depredation Permits) Program in the amount of \$59,982.40 +/- 10% adjustment.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the USDA Implementation Oversight of Sport-Hunting Program in the amount of \$24,369.24 +/- 10% adjustment, and Consideration of approving the USDA Deer Removal (Agricultural Depredation Permits) Program in the amount of \$59,982.40 +/- 10% adjustment. The motion carried unanimously.

Mrs. Rash announced the Board would continue the work session and then hold an executive session to discuss police personnel, real estate easement purchases and the Lykon, Froehlich and McArdle litigation matters.

Mrs. Rash made a motion, seconded by Mr. Forest, to adjourn the meeting at 8:59 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 27th day of May, 2026.

Buckingham Township Board of Supervisors

Maggie Rash, Chairman

Jon Forest, Vice-Chairman

Mike Bateman

Attest:

Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.