

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda May 27, 2026 5:30 p.m.

Manager's Items:

- Park and Recreation Items
- Solar at Water and Wastewater Operations Center
- Audio Visual System Update

Executive Session

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held May 27, 2026 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Maggie Rash	Chairman
	Jon Forest	Vice-Chairman
	Mike Bateman	Member
	Dana S. Cozza	Township Manager
	Luke Rosanova	Bucks County Planning Commission

Not Present for
the entire

meeting:	Daniel Gray	Township Engineer
	Craig A. Smith, Esquire	Township Solicitor

Not Present:	Gary Weaver	Township Water/Wastewater Consultant
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The Work Session commenced at 5:30 p.m.

Park and Recreation Items

Members

The Board discussed who they would be appointing to the Park and Recreation Commission during the regular board meeting.

Alcohol in the Parks

Mrs. Cozza asked if the Board wants to permit the selling and serving of alcohol during township sponsored events as recently proposed by the Park and Recreation Commission as an activity during their summer Night Markets at Holicong Park. Mrs. Cozza said if they do want to allow alcohol in the parks, the Regulations Ordinance would need to be updated in June. Mrs. Cozza said she received an agreement that Doylestown Township uses for indemnification and certificate of insurance with the township named as additional insured, and that she received similar language from our insurance company, however, the township is still opening itself to liability and risk.

Mr. Forest said if the township allows alcohol to be served at township sponsored events, then everyone who uses the parks will expect to be allowed to have alcohol at their own events. Mr. Bateman said he did not think alcohol should be allowed in general, only for township sponsored events.

Mr. Bateman said he understood that the vendors themselves are responsible for having the necessary insurance so that burden would not fall to the township; Mrs. Rash said that may be true unless someone sues the township.

Mrs. Rash asked what the “Night Market” is, and Ms. Braud said it is a combination of Buckingham Day in the Park and the Police National Night Out and is a community focused event held in the evening with food trucks, vendors, and local businesses. Mrs. Rash noted that alcohol is not served at National Night Out and it is very successful, and Mr. Forest said the same of Buckingham Day in the Park.

Mrs. Cozza asked if the liquor control board says the people drinking alcohol must be in a certain area, and Mr. Forest said yes, only people aged 21+ are allowed into the area and it usually has a fence around it. Mr. Bateman said their intent was to have a circle just outside of the pavilion in the smaller parking lot. He said they could limit it to beer and wine. Mrs. Rash said she is inclined to stick with the current policy of no alcohol in the parks, adding when she thinks of parks, she thinks of kids.

Ms. Braud said they had reached out to Wycombe Vineyards and they would like to sell their produce and have tastings. Mr. Bateman said the event would only be offered to approved vendors. Mr. Smith said there would need to be standards, regulations and PLCB permits set for selecting the alcohol vendors who would be permitted to attend. Mr. Forest said they would need a festival license to sell their wine, and if people buy it, you can’t tell them not to drink it in the park, especially if there are food trucks. Ms. Braud said the main objective is to highlight Buckingham specific businesses and to support them by providing something for everybody. Mrs. Rash asked how many vendors have expressed interest in attending who are not vineyards or breweries? Ms. Braud said 10 that are farmer producers so far, all from Buckingham, and as they have now finalized the dates as the last Friday of July, August and September they will reach out to more vendors.

Mr. Bateman said it sounds like Mrs. Rash and Mr. Forest are not on board with having alcohol at the Night Markets, to which Mr. Forest agreed and said they could readdress it next year.

Park and Recreation Survey

Mrs. Cozza said she asked Luke Rosanova, Bucks County Planning Commission, to attend this work session to discuss the Park and Recreation Commission’s request for a standalone Park and Recreation Survey, versus having the survey included in the Comprehensive Plan Survey that will be happening as part of the Comprehensive Plan update currently in progress.

Mr. Bateman said the last Park and Recreation survey was done in 1991, and Mrs. Cozza said no, there was one in 2013. Mr. Bateman agreed but said it had a low number of responses. Mr. Bateman said that the more data they can get the better. He said this community has changed dramatically since the last survey and said the people who attended the last Park and Recreation Commission meeting agreed that a larger comprehensive plan survey is less likely to be filled out by as many people as a small, concentrated Park and Rec survey. He said their goal is to get the survey out and execute it very quickly, adding that their survey is 99% done.

Mrs. Cozza asked Mr. Rosanova the timeframe for the Comprehensive Plan Study survey? Mr. Rosanova said their current goal is September, with all data returned by the end of 2026 or early 2027. He explained that the Planning Commission is having monthly Comprehensive Plan meetings, and they will discuss what areas they need to focus on in the survey. He added the Bucks County Planning Commission uses a company called ETC, who will develop the survey.

Mr. Gray said the survey will need to be statistically validated, with coverage over the entire township, adding that he would imagine that residents in the northern section may think differently than residents in the southern section. Mr. Forest asked if it gets mailed to all tax map parcels? Mr. Rosanova said they have a database, adding that the contact from ETC will attend the July Planning Commission Comprehensive Plan Meeting and explain how that will work. He said that ETC won't stop until they have 300-400 responses. Mr. Bateman said the Parks and Recreation survey goal is to get 1000-2000 responses and agreed they may get different responses from different parts of the township depending on who sees it, but it is still focused data.

Mrs. Cozza asked if they use a QR code, or the methodology they employ to make sure only Buckingham residents complete the survey? Mr. Bateman replied there would be an outlier response, but we should take our neighbors into account too. Mrs. Rash disagreed noting the township spends Buckingham taxpayers' money to improve the parks. Mr. Bateman said that we're all neighbors with an interconnected trail network. Mr. Forest thought the survey should be sent to Buckingham residents. Mr. Bateman said in the newsletter the QR code would only go to Buckingham residents, but the Park and Rec Commission was hoping to pass out flyers at concerts and at Buckingham Day, and the survey could have a question asking if they were a Buckingham Resident.

Mr. Rosanova asked how many questions the Park and Rec survey had, and Mr. Gombosi said about 19. Mr. Rosanova said they could work together to make sure their biggest questions were answered within the Comprehensive Plan survey.

Ms. Braud said the Environmental Advisory Commission did a survey for plastic bag usage and there wasn't a full discussion about if that survey could go out. Mrs. Cozza said the EAC survey was approved by the Board of Supervisors and was very specific. She said the Park and Recreation survey needs to include the whole Park and Recreation community. Ms. Braud said there could be two surveys. Mr. Rosanova explained that to be statistically valid you need to ensure that all of the demographics of Buckingham Township are captured and added that if you only provide it to people interested in Park and Recreation matters, the results will be skewed. Mr. Rosanova said that financially the township is already paying for the Comprehensive Plan revision, which includes a survey, and the township is also paying for the newsletter. He said there also is a concern about survey fatigue by residents receiving so many surveys. Mr. Rosanova said they want to ask questions that provide the most meaningful feedback representing the entire township and results that are statistically valid.

Mr. Bateman said that more data is better. Mr. Rosanova said that more useful statistically valid data is better, and that ETC guarantees this. Mr. Forest said if they hand the survey out at every Park and Recreation event, those people will complete it every time. Mrs. Stephanie Weisser, Amberton Way, said the point of the survey is to bring people into our parks, and that it is selective as people will answer who care about the parks. Mr. Gray said if the survey is to generate buzz about parks, that's a purposeful intent and is no different than just sending a newsletter. However, if the data is to justify programs, it should be statistically valid across the township, not just the folks interested in Park and Recreation matters.

Mr. Doug Seaberg, Bradley Court, asked if the Comprehensive Plan was countywide, and Mr. Rosanova said no, it is only for Buckingham Township.

Mrs. Rash said the Comprehensive Plan process is paramount, and we need to gather all the necessary data to get it current. She also said she believes people will only complete one survey, not two. Mrs. Rash said there needs to be excitement for the Comprehensive Plan survey and it needs to be pitched to all of the different parts and interests of the township that bring us together as a community. She said the Comprehensive Plan survey would provide a broader insight into the township. Mr. Rosanova said he thinks it is a great idea to have two surveys, just not at this time. He agreed the survey attention span must be focused on the Comprehensive Plan update, and maybe do the Park and Recreation specific survey next year.

Ms. Barbara Rintala, Carversville Road, said if they target people who use the parks, the survey results will be biased, so she agrees with the goal of having statistical validity and responses that are accurately weighted. Mr. Forest said on a Saturday morning the parks are full with youth soccer and many of the participants are not residents of Buckingham Township.

Mr. Bateman said this committee has sat dormant for 8 years and has no usable data, and he is just trying to get some. Mrs. Rash said the Comprehensive Plan survey will go out in September. Mr. Seaberg asked what are the methods used to get responses for the Comprehensive Plan survey and are they statistically reliable? Mr. Rosanova replied they start with the mail, and then if there is not enough feedback, they advertise on social media with targeted ads to get people interested in taking the survey. He said they can mail it back or use the QR code to respond online. Mr. Rosanova said they use a tailored methodology and database to be sure every house the survey is returned from is appropriately captured in a demographic model of the township. Mr. Seaberg asked if they would help define/edit the questions to get the township answers they are looking for and Mr. Rosanova said yes, they may say our questions aren't useful, and they have asked us to stay away from open ended questions. He said the Planning Commission has the freedom to draft the survey and ETC reviews it. Mr. Rosanova invited the Park and Recreation Commission members to attend the July Comprehensive Plan meeting to have an internal dialogue to workshop some of their questions together.

Mr. Mike Feeney, Byecroft Road, said if people respond they want 25 miles of bike paths, that will cost \$25 million. Mrs. Cozza said that should be a survey question: are the residents agreeable to pay for the improvements through increased tax millage? She said this was in the last survey, and people wanted the improvements but did not want to pay for them. Mr. Feeney said that is his point. People will be disappointed. He asked if the township would take a bond out for the improvements? Mr. Smith suggested before borrowing money for improvements such as bike paths, there should be a cost benefit analysis undertaken. Mr. Feeney said that would be impossible to figure out.

Mrs. Cozza said the township did spend money after the last survey on the recent expansion of Holicong Park. Feedback was received that residents wanted more ballfields, so the township received grant funding and used that plus some township money and tripled the size of Holicong Park.

Mrs. Rintala said if there is frustration from the Park and Recreation Commission waiting until 2027 for their survey, why not just solicit input from people by putting it on the newsletter and things and request input? Mr. Rosanova said that part of the Comprehensive Plan process is to have public workshops on specific topics, one of which is Park and Recreation. Mrs. Rash said that would be interesting. Mr. Bateman agreed that would be an option.

7:00 p.m. The Work Session adjourned.

9:46 p.m. The Work Session resumed.

5761 Lower York Road, TMP # 06-016-010

Mr. Smith said he had received a request from someone for the house at 5761 Lower York Road in Lahaska to change internally from commercial use to apartments. He said there would not be any changes made to the external structure itself, and they would need to comply with the building code. The Board had no objections to this request.

Mike Carr's Property, Route 313 (Swamp Road), TMP# 06-001-010

Mr. Smith said that Mike Carr noted that since his mother's death the heirs needed to divide the estate. Accordingly he is requesting the Board's initial input on a proposal to subdivide the six acre property, leaving the house and garage where they are, and subdividing off the barn to use as his home. He inquired whether he could meet with the Township staff and professionals to review the proposal. Mr. Gray noted he would need a new driveway onto Route 313. Mr. Smith said the property received Zoning Hearing Board setback variances years ago to accommodate a subdivision, but that to subdivide the property Mr. Carr would need to file a subdivision application. Mr. Smith inquired whether the Board would require a Professional Services Reimbursement Agreement? The Board had no initial objections to the concept, but thought a professional services agreement was appropriate.

Audio Visual System Update

Mrs. Cozza said that after reviewing all of the Audio Visual proposals and presentations, Mrs. Clark had prepared a memo showing bullet points of the proposed systems. She said that Mr. Gambosi inspected the room and had some ideas on how to make improvements, without spending \$80,000.

Mr. Forest said that Mrs. Rash wanted longer booms and maybe wireless microphones, and Mrs. Rash said she just wants to improve what we have with minimum expense. Mr. Bateman said the acoustics in the room aren't terrible, but the speakers are ancient and should be replaced. Mr. Gombosi said there was a supportive system proposed for the speakers that is an unconscious support, not amplified. He said if you just wanted streaming we could have an audio out, we would need a computer and could use the camera currently used to do the stream. He said new microphones are not needed. Mrs. Cozza asked if they could just unscrew and move the existing microphones closer and Mr. Gray said yes, just attach the microphones to a molded plastic/trophy base with a weight and move it closer. Mr. Gombosi suggested that wired mics are more reliable than wireless, adding that with the police station underneath the room and the FCC changing wireless frequencies, you shouldn't have to replace them. Mr. Bateman said the camera in use is terrible and has a low resolution. He said it does not create a great viewing experience and does not solve the issue of seeing presentations from home.

Mr. Bateman said his concern on the AVT system is that it requires a person to manually switch between cameras; not a sound tech, but someone. He said the Haverford system without speakers is basically the same price. Mrs. Rash said that's who did her church and it's nice. Mr. Bateman said he thinks they could get by with two cameras, but three would provide a much better viewing experience. He said the Haverford system automatically switches cameras based on voice activation, and if they don't need new speakers then it's basically the same price as the AVT system. Mr. Gombosi said if it's AI friendly they may require use of their sound system. Mr. Bateman said we should ask them, and also about warranty lengths.

Mr. Bateman recommended the TV upgrade. Mr. Forest thought that was a lot of money for the amount of people who watch the livestream. Mr. Bateman said he routinely gets 100-200 views per meeting, and he looks positively at spending \$70,000 for years of good experience for people to watch and participate. Mrs. Cozza said the township meeting posted on YouTube gets anywhere from 11 to 40 views. Mr. Bateman said the township is in desperate need to upgrade the audiovisual system so that people can participate remotely. Mrs. Cozza said that's a whole different thing; asking for participation with people able to remotely make comments and zoom in. Mr. Bateman said that's a different conversation, but it's important to provide a service to our residents, and he thinks this is a very modest amount of money for the long term benefit it would provide. Mrs. Cozza said there was \$80,000 in the approved budget for AV purposes.

Mr. Bateman said the Haverford system has a slight edge if we cut out the speakers, and the whole system is fully automated. Mrs. Cozza asked if it would pick up audience conversations and Mr. Gombosi said when a member of the audience talks the camera probably would switch to them. Mr. Smith asked what happens when people talk over

each other, and Mr. Gombosi said it depends on the programming, that they could just do a wide shot and see how they like it, and then have another source input for presentations. Mr. Gombosi said there is free software you can get for presentations and do it with 2 cameras. He said you would need a camera to share what is being presented.

Mr. Bateman suggested they ask Mrs. Clark to go back to Haverford, and adjust the request by dialing back on the speakers, have 2 vs 3 cameras, plus the other suggestions discussed and revise the proposal accordingly. He said Haverford had the only system that offered voice camera changes. The Board agreed to request a revised proposal.

**Solar at the Water and Wastewater Operations Center, 4037 York Road,
TMP 06-010-224**

Mrs. Cozza explained when the building for the Water and Wastewater Operations Center was renovated, it was always a thought to put solar panels on at least one side of the roof of the new garage, which was placed accordingly. She said the first quotes the township received said it wouldn't provide enough power to be useful and economical, and proposed a solar array in the field. Mrs. Cozza explained the township is now working with a shared energy program and they reviewed and compared ground mounted and roof mounted systems, and prepared some general costs.

Mrs. Cozza said there are tax credits available, but not for long. She said there is a Federal Investment Tax Credit that non-tax payers can take for the credits. She said a ground system, even after incentives, would cost \$343,000. Mr. Bateman asked what is the return on investment, and Mrs. Cozza replied 12 years to break even. She said this would be a module ground mounted system.

Mrs. Cozza said the roof mounted net project cost after incentives is \$61,560, also with a 12 year break even.

Mrs. Cozza suggested that because this project will use water and wastewater funds, and there are large expenses in that department, she recommends we stay focused on the roof installation. She said the solar would just about cover the needs of the water and wastewater operations center. Mrs. Cozza said she is not even sure we could do the ground mounted option as the township just signed a 3-year electric contract and would be generating more electricity that would trigger a penalty. The Board agreed to proceed in focusing on the roof installation option.

EV Charging Stations in the Parks

Mrs. Cozza said in using the shared energy manager she is looking at grants. She said the one used for the EV Charging Station at the township building is no longer available, but there is another. Accordingly she has requested information in order to apply. She said the grant would cover a few EV Chargers at each of the parks. The Board agreed to the township staff applying for the grant.

10:31 p.m. The Work Session adjourned and the Board retired into Executive Session to discuss police personnel, potential real estate easement purchases and the Bodine litigation matter.

11:15 p.m. The Executive Session adjourned.

Approved by the Board of Supervisors on the 24th day of June, 2026.

Buckingham Township Board of Supervisors

Maggie Rash, Chairman

Jon Forest, Vice-Chairman

Mike Bateman, Member

Attest:

Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.