

BUCKINGHAM TOWNSHIP

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ZONING HEARING BOARD AGENDA SEPTEMBER 21, 2026 7:30 p.m.

7:30 p.m. Continued from June 15, 2026

**PH260004 Flagship Pennsylvania Propco, LLC / represented by
Julie Von Spreckelsen, Eastburn and Gray, P.C.
3611 N. Easton Road, TMP 06-002-008**

The Application requests a variance from Sections 3011.K.2 and 3100.B.11 of the Zoning Ordinance to permit 10 parking spaces where 50 parking spaces would be required for a car wash use and to permit the removal of non-grass vegetation outside the minimum permissible 75 foot by 75 foot building envelope.

**8:00 p.m. PH260006 Joseph Battinieri
3781 Amberton Way, TMP 06-061-005**

The Application requests a variance from Section 1202.A from the Zoning Ordinance to permit impervious surface area of 26.3% where 25% is permitted and a side yard setback along Daystar Avenue of 16 feet 9 ½ inches where 25 feet is required.

**8:30 p.m. PH260007 Christopher and Valerie Salvatico
3641 Green Ridge Road, TMP 06-009-076**

The Application requests variances from Section 3100.8 and Section 902.A to allow a deck and a shed within 50 feet of the edge of a wetland and to allow impervious coverage of 46.1% where 40% is permitted.