

BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912
Phone (215) 794-8834 • Fax (215) 794-8837

Website - www.buckinghampa.org



BOARD OF SUPERVISORS REGULAR BUSINESS

AGENDA

AUGUST 26, 2026

Call to Order 7:00 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - Buckingham Townships **Family Fun Concert Series** continues through August 27th at Hansell Park from 7:00 p.m. to 9:00 p.m.
 - Plan to come enjoy the **Buckingham Night Markets** at Holicong Park on August 28th and September 25th, 2026 from 5:30-8:30pm.
 - The Buckingham Township Administration offices will be closed on September 7, 2026 in observance of Labor Day.
 - **Comprehensive Plan Public Workshop #1** will be held Tuesday, September 15, 2026 from 7-9pm in the Buckingham Room of the Buckingham Township building.
 - **Discover the Meadows of Buckingham**, an informative evening with Tyler Kovac from Heritage Conservancy on September 18, 2026 from 6-8pm in the Buckingham Township building.
3.
 - a. Consideration of approving Payment Request No. 2, to Blooming Glen Contractors, Inc. for work completed on the **Cold Spring Well No. 4 Radon & PFOA/PFOS Removal Project Contract BT-25-01** in the amount of \$7,281.45.
 - b. Consideration of approving Payment Request No. 1, to GS Developers, Inc. for work completed on the **Furlong Well F-8 PFAS Removal Project General Contract BT-26-01** in the amount of \$27,000.00.
 - c. Consideration of approving Payment Request No. 1, to GS Developers, Inc. for work completed on the **Furlong Well F-8 PFAS Removal Project Electrical Contract BT-26-01** in the amount of \$4,500.00.
 - d. Consideration of approving Change Order #2 for BT-24-02, **Cold Spring/Fieldstone Water Interconnect**, increasing the contract by \$8,900.00 to a new contract total of \$1,796,534.00.
 - e. Consideration of approving Payment Request No.11, to GS Developers for work completed on the **Cold Spring / Fieldstone Water Interconnect Contract BT-24-02** in the amount of \$98,011.50.
 - f. Consideration of approving Payroll dated July 30, 2026 and August 13, 2026 and the Bill List for the meeting of August 26, 2026.
4. Consideration of approving draft Supervisor's Minutes of the July 21, 2026 Work Session and the July 21, 2026 Regular Business Meeting.

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5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes including:
 - Building & Zoning Monthly Stats, July 2026
 - Environmental Advisory Commission, May 20, 2026 and June 17, 2026
 - Park and Recreation Commission, July 20, 2026
 - Safety Committee, July 2026
 - Historic Commission, July 16, 2026
6. Consideration of agreeing to the Developer's Request for an Extension of time to September 11, 2027 within which to complete the Improvements as set forth in the Residential Development Contract covering "**Mill Creek Ridge / Smith Pfeiffer, Phases I and II**", Township File SA 2001-05C.
7. Consideration of awarding the bid for the Removal and Disposal of 650,000 gallons annually (more or less) of Liquid Sludge on an approximately 6,500 to 18,000 gal. (more or less) per week basis, for the first year of a three-year bid option, for the contract year September 1, 2026 through August 31, 2027 to Wind River Environmental LLC (formerly Franc Environmental, Inc.) of Ivyland, PA, in the amount of \$0.1295 per gallon.
AND
Consideration of approving the request from Wind River Environmental LLC to modify the bid submission requirement for the format of the Performance Bond form, offering to provide a Performance Bond for one year, automatically renewing for the remaining year(s) of the contract.
8. Consideration of approving **Resolution No. 2690**, A Resolution Requesting a Multimodal Transportation Fund Grant from the Pennsylvania Department of Transportation for the Buckingham Village Transportation Improvement Project and Designating the Chairman of the Board of Supervisors and the Buckingham Township Manager to Execute all Documents and Agreements between Buckingham Township and the Pennsylvania Department of Transportation to Facilitate and assist in Obtaining the Requested Grant.

9. **ESCROW RELEASES:**

"Village Crossing (AKA Penn's Purchase II)", W&S , Township File SA 2018-04	Request for Release #2, W&S	\$33,803.82 recommended for release
"Village Crossing (AKA Penn's Purchase II)", Site , Township File SA 2018-04	Request for Release #4	\$71,282.69 recommended for release
"Victoria Park Subdivision – Lot 2", TMP 06-023-008-003, Stormwater Permit #230031	Request for Release #1	\$254,275.09 recommended for release

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10. Additional Business / Manager's Items:

- Consideration of approving the Request for a Waiver of Land Development submitted by Stephen Turbyfill Jr., Freedom General Contracting, Inc., to construct an additional two offices above an existing structure and within the existing garage footprint at 3681 Cold Spring Creamery Road, TMP #06-001-001.
- Consideration of authorizing the purchase of a 2026 F-150 Police Responder 4x4 from Fred Beans Ford, in the amount of \$50,249.00 (price includes PA CoStars discount) plus upfitting from S.K.D. Tryon's Emergency Vehicle Upfitting Inc. in the amount of \$20,479.37.
- Consideration of authorizing the purchase of a 2027 Ford Police Interceptor Utility Vehicle from Chapman Fleet & Government, in the amount of \$47,304.00 (price includes PA CoStars discount) plus upfitting from S.K.D. Tryon's Emergency Vehicle Upfitting Inc. in the amount of \$20,826.27.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, August 26, 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
	Luke Rosanova	Bucks County Planning Commission
	Craig Smith, Esquire	Township Solicitor
Not Present:	Thomas E. Panzer, Esquire	Special Project & General Municipal Solicitor
	Gary Weaver	Township Water/Wastewater Consultant

Mrs. Rash called the regular meeting to order at 7:00 p.m.

Mr. Forest read a public statement of apology to Froehlich's Farm regarding claims and statements he had made in a flyer that were factually untrue. Mr. Forest stated that he is not going to resign from the Board of Supervisors and looks forward to serving his community for the remaining three years of his term.

PUBLIC COMMENT

Ms. Stephanie Weisser, Amberton Way, expressed that she wants Mr. Forest to resign and added that from now on she will not know whether to believe things Mr. Forest says. Ms. Weisser acknowledged that she was told that minutes for all commissions would be posted when the new website is completed but noted her concern with a lack of transparency in that the township does not have agendas and minutes on the website for all of the township committees and commissions.

Ms. Alyson Zimmer, Green Meadow Drive, expressed that she wants Mr. Forest to resign due to a lack of trust that an elected official should have.

Mr. Jeff Glauber, Twinbrook Circle, called on Mr. Forest to resign and requested the Board of Supervisors issue a resolution this evening condoning the behavior.

Mr. Ravi Bala, S. Whittmore Street, asked the township solicitor if there are minimum ethical standards for the Board of Supervisors and if they required honesty, and if there are consequences for violating the standards. Mr. Smith said there are ethical standards for every public official and there is a Pennsylvania Board that administers the ethical code.

Mr. Paul Calderaio, Green Ridge Road, stated that Mr. Forest has served Buckingham Township for 20 years as a Supervisor, longer as a constable, that his efforts have resulted in Buckingham Township having a AAA Bond Rating and the lowest taxes in the county, and that his actions speak loud enough.

Ms. Jane Seaberg, Bradley Court, questioned if the vehicles being considered for purchase on this evenings agenda had been vetted by the township Environmental Advisory Commission and asked if they are green vehicles. Mrs. Rash stated the vehicles were not vetted by the Environmental Advisory Commission. Mrs. Cozza noted that the police requested vehicles that were pursuit rated and appropriate for safe police operations.

Mr. Bruce Fell, Burnt House Hill Road, said he supports everyone calling for Mr. Forest's resignation.

Mr. Chris Taylor, Hillcrest Drive, said that Mr. Forest has been a great steward of this community and township and thanked him for his service.

Ms. Lisa Braud, Dark Hollow Road, thanked the township for assisting with the Buckingham Night Market. She said it was an amazing night of the community coming together to support local businesses. Ms. Braud also expressed her disappointment as a fellow farmer in Mr. Forest's actions taken against another farming business in our community and asked him to step down as government liaison of the Agricultural Security Area Commission.

Mr. Mike Feeney, Byecroft Road, said he has lived here 56 years and preserved over 200 acres. He said there are at least 7 current lawsuits against the township and suggested that Mr. Forest and Mr. Bateman need to clean this one up and settle. Mr. Feeney also said that Supervisor Rash denied his application to join the Park and Recreation Commission due to his ongoing zoning challenge and demanded an apology.

Mr. Sean McArdle, Indian Spring Road, said he heard Mr. Forest apologize to the Froehlich's, and asked him to apologize to Mr. Bateman.

Ms. Shannon Sticker, Kavon Court, said as both a resident and Chair of the Buckingham Democrats, she asked Mr. Forest to resign.

Supervisor Mike Bateman shared a FB post by Mr. Forest in 2011 regarding ethics when campaigning, and pointed out that now Mr. Forest has admitted that he spread false accusations on conversations that never happened. Mr. Bateman said by Mr. Forest's own standard he should resign as Buckingham Township Supervisor.

Supervisor Maggie Rash showed a list of the townships 6000 acres of conservation easements, and said that part of this whole conversation is due to a violation of a conservation easement. She said if the easement is overturned, every one of the conserved properties is up for grabs as the township has never opened and overturned a conservation easement.

BOARD'S ANNOUNCEMENTS

Mrs. Rash made the following announcements:

- Buckingham Townships **Family Fun Concert Series** continues through August 27th at Hansell Park from 7:00 p.m. to 9:00 p.m.
- Plan to come enjoy the **Buckingham Night Markets** at Holicong Park on August 28th

and September 25th, 2026 from 5:30-8:30pm.

- The Buckingham Township Administration offices will be closed on September 7, 2026 in observance of Labor Day.
- **Comprehensive Plan Public Workshop #1** will be held Tuesday, September 15, 2026 from 7-9pm in the Buckingham Room of the Buckingham Township building.
- **Discover the Meadows of Buckingham**, an informative evening with Tyler Kovac from Heritage Conservancy on September 18, 2026 from 6-8pm in the Buckingham Township building.

REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

Consideration of approving Payment Request No. 2, to Blooming Glen Contractors, Inc. for work completed on the Cold Spring Well No. 4 Radon & PFOA/PFOS Removal Project Contract BT-25-01 in the amount of \$7,281.45.

Consideration of approving Payment Request No. 1, to GS Developers, Inc. for work completed on the Furlong Well F-8 PFAS Removal Project General Contract BT-26-01 in the amount of \$27,000.00.

Consideration of approving Payment Request No. 1, to GS Developers, Inc. for work completed on the Furlong Well F-8 PFAS Removal Project Electrical Contract BT-26-01 in the amount of \$4,500.00.

Consideration of approving Change Order #2 for BT-24-02, Cold Spring/Fieldstone Water Interconnect, increasing the contract by \$8,900.00 to a new contract total of \$1,796,534.00.

Consideration of approving Payment Request No.11, to GS Developers for work completed on the Cold Spring / Fieldstone Water Interconnect Contract BT-24-02 in the amount of \$98,011.50.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payment Request No. 2, to Blooming Glen Contractors, Inc. for work completed on the Cold Spring Well No. 4 Radon & PFOA/PFOS Removal Project Contract BT-25-01 in the amount of \$7,281.45, Payment Request No. 1, to GS Developers, Inc. for work completed on the Furlong Well F-8 PFAS Removal Project General Contract BT-26-01 in the amount of \$27,000.00, Payment Request No. 1, to GS Developers, Inc. for work completed on the Furlong Well F-8 PFAS Removal Project Electrical Contract BT-26-01 in the amount of \$4,500.00, Change Order #2 for BT-24-02, Cold Spring/Fieldstone Water Interconnect, increasing the contract by \$8,900.00 to a new contract total of \$1,796,534.00 and Payment Request No.11, to GS Developers for work completed on the Cold Spring / Fieldstone Water Interconnect Contract BT-24-02 in the amount of \$98,011.50.

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. Mrs. Cozza clarified that the payments for the Furlong Well F-8 PFAS Removal Project are covered completely by a grant the township was awarded.

The motion carried unanimously.

Consideration of approving Payroll dated July 30, 2026 and August 13, 2026 and the Bill List for the meeting of August 26, 2026.

Mrs. Rash made a motion, seconded by Mr. Bateman, to approve Payroll dated July 30, 2026 and August 13, 2026 and the Bill List for the meeting of August 26, 2026 in the amount of \$1,355,076.99. The motion carried unanimously.

MINUTES

Consideration of approving draft Supervisor's Minutes of the July 21, 2026 Work Session and the July 21, 2026 Regular Business Meeting.

Mrs. Rash made a motion, seconded by Mr. Bateman, to approve, as most recently presented, the draft Supervisor's Minutes of the July 21, 2026 Work Session and the July 21, 2026 Regular Business Meeting. The motion carried unanimously.

Consideration of accepting various Departmental Minutes and Advisory Body Minutes.

- Building & Zoning Monthly Stats, July 2026
- Environmental Advisory Commission, May 20, 2026 and June 17, 2026
- Park and Recreation Commission, July 20, 2026
- Safety Committee, July 2026
- Historic Commission, July 16, 2026

Mrs. Rash made a motion, seconded by Mr. Bateman, to accept for inclusion in the Township records the various Departmental Minutes and Advisory Body Minutes including Building & Zoning Monthly Stats - July 2026, Environmental Advisory Commission - May 20, 2026 and June 17, 2026, Park and Recreation Commission - July 20, 2026, Safety Committee - July 2026 and Historic Commission - July 16, 2026. The motion carried unanimously.

BUSINESS

Consideration of agreeing to the Developer's Request for an Extension of time within which to complete the Improvements as set forth in the Residential Development Contract to September 11, 2027, covering "Mill Creek Ridge / Smith Pfeiffer, Phases I and II", Township File SA 2001-05C.

Mrs. Rash made a motion, seconded by Mr. Bateman, to agree to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Residential Development Contract to September 11, 2027, covering "Mill Creek Ridge / Smith Pfeiffer, Phases I and II", Township File SA 2001-05C. The motion carried unanimously.

Consideration of awarding the bid for the Removal and Disposal of 650,000 gallons annually (more or less) of Liquid Sludge on an approximately 6,500 to 18,000 gal. (more or less) per week basis, for the first year of a three-year bid option, for the contract year September 1, 2026 through August 31, 2027 to Wind River Environmental LLC (formerly Franc Environmental, Inc.) of Ivyland, PA, in the amount of \$0.1295 per gallon.

AND

Consideration of approving the request from Wind River Environmental LLC to modify the bid submission requirement for the format of the Performance Bond form, offering to provide a Performance Bond for one year, automatically renewing for the remaining year(s) of the contract.

Mrs. Rash made a motion, seconded by Mr. Forest, to award the bid for the Removal and Disposal of 650,000 gallons annually (more or less) of Liquid Sludge on an approximately 6,500 to 18,000 gal. (more or less) per week basis, for the first year of a three-year bid option, for the contract year September 1, 2026 through August 31, 2027 to Wind River Environmental LLC (formerly Franc Environmental, Inc.) of Ivyland, PA, in the amount of \$0.1295 per gallon.

AND

Consideration of approving the request from Wind River Environmental LLC to modify the bid submission requirement for the format of the Performance Bond form, offering to provide a Performance Bond for one year, automatically renewing for the remaining year(s) of the contract.

The motion carried unanimously.

Consideration of approving Resolution No. 2690, A Resolution Requesting a Multimodal Transportation Fund Grant from the Pennsylvania Department of Transportation for the Buckingham Village Transportation Improvement Project and Designating the Chairman of the Board of Supervisors and the Buckingham Township Manager to Execute all Documents and Agreements between Buckingham Township and the Pennsylvania Department of Transportation to Facilitate and Assist in Obtaining the Requested Grant.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution No. 2690, A Resolution Requesting a Multimodal Transportation Fund Grant from the Pennsylvania Department of Transportation for the Buckingham Village Transportation Improvement Project and Designating the Chairman of the Board of Supervisors and the Buckingham Township Manager to Execute all Documents and Agreements between Buckingham Township and the Pennsylvania Department of Transportation to Facilitate and Assist in Obtaining the Requested Grant. The motion carried unanimously.

ESCROW RELEASES

Consideration of approving Escrow Release #2, Water and Sewer, for “Village Crossing (AKA Penn’s Purchase II)”, Township File SA 2018-04, in the amount of \$33,803.82.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Escrow Release #2, Water and Sewer, for “Village Crossing (AKA Penn’s Purchase II)”, Township File SA 2018-04, in the amount of \$33,803.82. The motion carried unanimously.

Consideration of approving Escrow Release #4, Site, for “Village Crossing (AKA Penn’s Purchase II”), Township File SA 2018-04, in the amount of \$71,282.69.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Escrow Release #4, Site, for “Village Crossing (AKA Penn’s Purchase II”), Township File SA 2018-04, in the amount of \$71,282.69. The motion carried unanimously.

Consideration of approving Escrow Release #1, for “Victoria Park Subdivision – Lot 2”, TMP 06-023-008-003, Stormwater Permit #230031, in the amount of \$254,275.09.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Escrow Release #1, for “Victoria Park Subdivision – Lot 2”, TMP 06-023-008-003, Stormwater Permit #230031, in the amount of \$254,275.09. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER’S ITEMS

Consideration of approving the Request for a Waiver of Land Development submitted by Stephen Turbyfill Jr., Freedom General Contracting, Inc., to construct an additional two offices above an existing structure and within the existing garage footprint at 3681 Cold Spring Creamery Road, TMP #06-001-001.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Request for a Waiver of Land Development submitted by Stephen Turbyfill Jr., Freedom General Contracting, Inc., to construct an additional two offices above an existing structure and within the existing garage footprint at 3681 Cold Spring Creamery Road, TMP #06-001-001, with the following considerations:

- The Board of Supervisors approved waiving the following Subdivision and Land Development Ordinance provisions (which include explanations as provided by Knight Engineering, Inc.):

- SALDO 9.17.A.1.a - 9 X 18 Stall Size - 100% Compact Stalls vs. 25% Max.
Comment: There are no large vehicle spots that are required by the SALDO.*
- SALDO 9.17.A.1.b – Aisles dimension - 20' Required, 12.5' (EX) To remain.
Comment: Driveway to garage area is now an aisle by the last stall.*
- SALDO 9.17.A.4 – Parking to be marked.
Comment: Existing parking isn't marked and not proposed to be at this time.*
- SALDO 9.17.A.10 – Dead-end parking turnaround.
Comment: One of the “existing” parking spaces takes up the existing turnaround space. Can still back out to larger parking area by layout does not meet the intent of the turnaround space required by the SALDO.*
- SALDO 9.18.D.1 – Buffer yard and parking in buffers.
Comment: No additional buffers are proposed and some of the parking is in the buffer yard. Plans do not identify which are existing and which are proposed parking.*

The Board of Supervisors also set the following conditions of approval:

- No lighting shall be permitted without zoning plan approval by Buckingham Township.*
- No additional impervious surfaces shall be permitted as part of this application, except for the minor area between the house and garage proposed to be converted. If more*

impervious is proposed, you will need to seek a future Land Development approval or request another Waiver of Land Development.

- *Applicant should confirm the ownership and locations of existing sheds. If not entirely on your property, they should be relocated or removed. Buckingham Township is not approving/condoning their current locations.*
- *All necessary permit applications shall be filed and applicable fees paid through the building department, for the new construction.*

The motion carried unanimously.

Consideration of authorizing the purchase of a 2026 F-150 Police Responder 4x4 from Fred Beans Ford, in the amount of \$50,249.00 (price includes PA CoStars discount) plus upfitting from S.K.D. Tryon's Emergency Vehicle Upfitting Inc. in the amount of \$20,479.37.

Mrs. Rash made a motion, seconded by Mr. Bateman, to authorize the purchase of a 2026 F-150 Police Responder 4x4 from Fred Beans Ford, in the amount of \$50,249.00 (price includes PA CoStars discount) plus upfitting from S.K.D. Tryon's Emergency Vehicle Upfitting Inc. in the amount of \$20,479.37. The motion carried unanimously.

Consideration of authorizing the purchase of a 2027 Ford Police Interceptor Utility Vehicle from Chapman Fleet & Government, in the amount of \$47,304.00 (price includes PA CoStars discount) plus upfitting from S.K.D. Tryon's Emergency Vehicle Upfitting Inc. in the amount of \$20,826.27.

Mrs. Cozza noted that this vehicle was a hybrid vehicle.

Mrs. Rash made a motion, seconded by Mr. Bateman, to authorize the purchase of a 2027 Ford Police Interceptor Utility Vehicle from Chapman Fleet & Government, in the amount of \$47,304.00 (price includes PA CoStars discount) plus upfitting from S.K.D. Tryon's Emergency Vehicle Upfitting Inc. in the amount of \$20,826.27. The motion carried unanimously.

PUBLIC COMMENT (Continued)

Mr. Mike Feeney, Byecroft Road, asked why the township minutes from two months ago did not include that he was denied the right to be on the Park and Recreation committee. He said the conversation was in April or May at the end of the meeting, and asked that it be added to the minutes. Mrs. Cozza responded that minutes are not a transcript, but are the recording of decisions.

Ms. Patricia Smallacombe, Furlong Road, asked if public comment is recorded in the minutes. Mrs. Cozza replied yes, but noted that minutes are not the same as a transcript. Mr. Smith confirmed that technically only decisions need to be recorded in the minutes.

Mrs. Rash announced the Board held an executive session at 4:45 p.m. to discuss potential and ongoing litigation.

Mrs. Rash made a motion, seconded by Mr. Forest, to adjourn the meeting at 8:09 p.m. The motion carried unanimously.

The Board retired into executive session to discuss potential and ongoing litigation.

Approved by the Board of Supervisors on the 23rd day of September, 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.