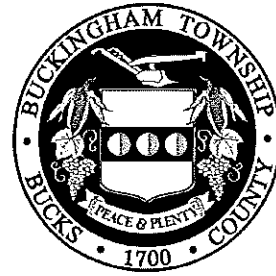


BUCKINGHAM TOWNSHIP

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BOARD OF SUPERVISORS REGULAR BUSINESS MEETING

AGENDA

FEBRUARY 26, 2025

Call to Order 7:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - **Board of Supervisors meeting schedule:** As of March 26, 2025, the Board of Supervisors Work Sessions will begin at 4:30 p.m., and the Regular Business Meetings will begin at 6:00 p.m.
 - **Red Cross Blood Drives:** Thursday, February 27, 2025 and March 27, 2025, 2:00 p.m. -7:00 p.m. in the Buckingham Room of the Buckingham Township building. Call 1-800-REDCROSS to Schedule your appointment.
 - **Buckingham 325 Events:**
 - March 14, 2025 at 7pm, "Antique Roadshow"
 - March 25, 2025 at 7pm, "Cave Presentation" by Clint FlackJoin us in the Buckingham Room of the Buckingham Township building for both events.
3.
 - a. Consideration of approving Payment Request No. 5, to Derstine Company, LLC for work completed on the **Pump Station Generators and Upgrades, Phase 3, General Contract BT-23-01**, in the amount of \$63,000.00.
 - b. Consideration of approving Payment Request No. 6, to Derstine Company, LLC for work completed on the **Pump Station Generators and Upgrades, Phase 3, General Contract BT-23-01**, in the amount of \$63,000.00.
 - c. Consideration of approving Payment Request No. 1, to GS Developers for work completed on the **Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02**, in the amount of \$22,500.00.
 - d. Consideration of approving Payroll dated January 30, 2025 and February 13, 2025, and the Bill List for the meeting of February 26, 2025.
4. Consideration of approving draft Supervisor's Minutes of the January 22, 2025 Work Session and the January 22, 2025 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code to April 28, 2025 for "**The Estates at Furlong**", 3178 York Road, Tax Map Parcel # 06-008-032, Township File SA 2024-02.

**BOARD OF SUPERVISORS
REGULAR BUSINESS MEETING
FEBRUARY 26, 2025
PAGE 2**

7. Consideration of agreeing to the Developer's Request for an Extension of Time within which to complete the Improvements to March 5, 2026 as set forth in the Stormwater Facility Development Contract, covering "Antler Drive, LLC", 3291 Church School Road, Tax Map Parcel # 06-004-074.
8. **8:00 p.m. PUBLIC HEARING:** Consideration of approving the application of SF4 Properties, LLC for conditional use approval pursuant to Buckingham Township Zoning Ordinance Sections 501 B., 3500, and 405 (A10), to use properties owned by SF4 Properties, LLC located in the AG-1 Agricultural-1 zoning district at 3143 York Rd., Furlong (Buckingham Township), Pennsylvania, being Tax Map Parcel No. 06-017-023, for development of a Use A10 Accessory Farm Business. This would consist of a revenue generating venture sympathetic to the principal agricultural or nursery use that is conducted on the property. This could consist of educational tours, seasonal festivals related to products grown on the farm, craft fairs, hayrides, and horse shows.
9. Consideration of approving Payment of Outstanding Invoices owed by "Stoneymead", Township File SA 98-05, in the amount of \$38,074.81 to Buckingham Township.
10. Consideration of approving a Final Release in the amount of \$8,259.60 to the Stoneymead Homeowner's Association, Township File SA 98-05, from funds recovered from the Developer for costs incurred in completing the required public improvements.
11. Additional Business / Manager's Items:
 - Consideration of approving the Pedestrian Easement and Indemnity Agreement by and between Souderton Associates, L.P., JS investment Group, LLC and the Township of Buckingham, at or near the intersection of Swamp Road and York Road, Tax Map Parcel # 06-008-126.
 - Consideration of approving the Traffic Signal Easement by and between Trinetra Realty Holdings PA LP and the Township of Buckingham, at the intersection of Swamp Road and York Road, Tax Map Parcel # 06-008-126.
 - Consideration of approving the Purchase Order to Fred Beans Ford Inc. for a 2025 Ford Police Interceptor SUV – Hybrid in the amount of \$48,129.00.
 - Consideration of approving the Purchase Order to SKD Tryons Emergency Vehicle Uplifting Inc. for the Upfitting and Graphics for a 2025 Ford Police Interceptor SUV – Hybrid in the amount of \$17,290.44.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, February 26, 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
	Daniel Gray	Township Engineer
	Luke Rosanova	Bucks County Planning Commission
	Craig Smith, Esquire	Township Solicitor

Not Present: Gary Weaver Township Water/Wastewater Consultant

Mrs. Rash called the regular meeting to order at 7:30 p.m.

PUBLIC COMMENT

Ms. Stephanie Weisser, Amberton Way, thanked Mrs. Rash for inviting her as a Township Auditor to attend the recent Bucks County Association of Township Officials annual convention. She said it was a very interesting and well run convention with lots of talk about fire safety including the development of a Bucks County panel to address area concerns.

BOARD'S ANNOUNCEMENTS

Mrs. Rash announced the Board of Supervisors held an executive session immediately prior to this meeting to discuss police and non-uniformed personnel, agricultural preservation prospective offers and the Lykon, Sharpe, McArdle and Froehlich litigation matters.

Mrs. Rash made the following announcements:

- **Board of Supervisors meeting schedule:** As of March 26, 2025, the Board of Supervisors Work Sessions will begin at 5:00 p.m., and the Regular Business Meetings will begin at 6:30 p.m.
- **Red Cross Blood Drives:** Thursday, February 27, 2025 and March 27, 2025, 2pm-7pm in the Buckingham Room of the Buckingham Township building. Call 1-800-REDCROSS to schedule your appointment.
- **Buckingham 325 Events (more events are planned throughout the year):**
March 14, 2025 at 7pm, "Antique Roadshow"
March 25, 2025 at 7pm, "Cave Presentation" by Clint Flack
Join us in the Buckingham Room of the Buckingham Township building for both events.

REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

Consideration of approving Payment Request No. 5, to Derstine Company, LLC for work completed on the Pump Station Generators and Upgrades, Phase 3, General Contract BT-23-01, in the amount of \$63,000.00.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payment Request No. 5, to Derstine Company, LLC for work completed on the Pump Station Generators and Upgrades, Phase 3, General Contract BT-23-01, in the amount of \$63,000.00.

Mr. Calderaio explained the money for this project comes from the income received from the customers of the wastewater system, not from the township's general fund or tax revenues.

The motion carried unanimously.

Consideration of approving Payment Request No. 6, to Derstine Company, LLC for work completed on the Pump Station Generators and Upgrades, Phase 3, General Contract BT-23-01, in the amount of \$63,000.00.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payment Request No. 6, to Derstine Company, LLC for work completed on the Pump Station Generators and Upgrades, Phase 3, General Contract BT-23-01, in the amount of \$63,000.00.

Mr. Calderaio reiterated the money for this project comes from the income received from the customers of the wastewater system, not from the township's general fund or tax revenues.

The motion carried unanimously.

Consideration of approving Payment Request No. 1, to GS Developers for work completed on the Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02, in the amount of \$22,500.00.

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/Fieldstone Water Interconnect Project, General Contract BT-24-02, in the amount of \$22,500.00.

Mr. Calderaio echoed that the money for this project comes from the income received from the customers of the water system, not from the township's general fund or tax revenues.

The motion carried unanimously.

Consideration of approving Payroll dated January 30, 2025 and February 13, 2025, and the Bill List for the meeting of February 26, 2025.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payroll dated January 16, 2025 and the Bill List for the meeting of February 26, 2025 in the total amount of \$1,064,401.34. The motion carried unanimously.

MINUTES

Consideration of approving the draft Supervisor’s Minutes of the January 22, 2025 Work Session and January 22, 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 January 22, 2025 Work Session and January 22, 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 accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code to April 28, 2025 for “The Estates at Furlong”, 3178 York Road, Tax Map Parcel # 06-008-032, Township File SA 2024-02.

Mrs. Rash made a motion, seconded by Mr. Forest, to accept the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code to April 28, 2025 for “The Estates at Furlong”, 3178 York Road, Tax Map Parcel # 06-008-032, Township File SA 2024-02. The motion carried unanimously.

Consideration of agreeing to the Developer’s Request for an Extension of Time within which to complete the Improvements to March 5, 2026 as set forth in the Stormwater Facility Development Contract, covering “Antler Drive, LLC”, 3291 Church School Road, Tax Map Parcel # 06-004-074.

Mrs. Rash made a motion, seconded by Mr. Forest, to agree to the Developer’s Request for an Extension of Time within which to complete the Improvements to March 5, 2026 as set forth in the Stormwater Facility Development Contract, covering “Antler Drive, LLC”, 3291 Church School Road, Tax Map Parcel # 06-004-074. The motion carried unanimously.

Consideration of approving Payment of Outstanding Invoices owed by “Stonemead”, Township File SA 98-05, in the amount of \$38,074.81 from the escrow fund to Buckingham Township.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payment of Outstanding Invoices owed by “Stonemead”, Township File SA 98-05, in the amount of \$38,074.81 from the escrow fund to Buckingham Township. The motion carried unanimously.

Consideration of approving a Final Release in the amount of \$8,259.60 to the Stoneymead Homeowner’s Association, Township File SA 98-05, from funds recovered from the Developer (the escrow fund) for costs incurred in completing the required public improvements.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve a Final Release in the amount of \$8,259.60 to the Stoneymead Homeowner’s Association, Township File SA 98-05, from funds recovered from the Developer for costs incurred in completing the required public improvements. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER’S ITEMS

Consideration of approving the Pedestrian Easement and Indemnity Agreement by and between Souderton Associates, L.P., JS Investment Group, LLC and the Township of Buckingham, at or near the intersection of Swamp Road and York Road, Tax Map Parcel # 06-008-126.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Pedestrian Easement and Indemnity Agreement by and between Souderton Associates, L.P., JS Investment Group, LLC and the Township of Buckingham, at or near the intersection of Swamp Road and York Road, Tax Map Parcel # 06-008-126.

Mr. Gray explained that Souderton Associates, L.P. intends to develop the parcel on the Doylestown Township side of the intersection of Swamp and York Roads, and part of the improvement plan includes modifications to the existing traffic signal, including pedestrian crossings and buttons. He said there will be a new traffic signal cabinet installed on the Buckingham Township corner, with crosswalks painted over York Road to the former gasoline station and over Swamp Road to the new development on the Doylestown Township side. Mr. Gray said these crosswalks will connect the new development to our existing walkway into Buckingham Forest.

The motion carried unanimously.

Consideration of approving the Traffic Signal Easement by and between Trinetra Realty Holdings PA LP and the Township of Buckingham, at the intersection of Swamp Road and York Road, Tax Map Parcel # 06-008-126.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Traffic Signal Easement by and between Trinetra Realty Holdings PA LP and the Township of Buckingham, at the intersection of Swamp Road and York Road, Tax Map Parcel # 06-008-126.

Mr. Smith explained the Traffic Signal Easement is not in final form at this time, so the developer requests that the township accept the easement subject to possible revisions resulting from ongoing negotiations between Trinetra Realty and Souderton Associates being acceptable to Buckingham Township's counsel.

Mrs. Rash amended the motion, seconded by Mr. Forest, to approve the Traffic Signal Easement by and between Trinetra Realty Holdings PA LP and the Township of Buckingham, at the intersection of Swamp Road and York Road, Tax Map Parcel # 06-008-126, subject to possible revisions to the easement resulting from ongoing negotiations between Trinetra Realty and Souderton Associates being acceptable to Buckingham Township's counsel. The motion carried unanimously.

Consideration of approving the Purchase Order to Fred Beans Ford Inc. for a 2025 Ford Police Interceptor SUV – Hybrid in the amount of \$48,129.00.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Purchase Order to Fred Beans Ford Inc. for a 2025 Ford Police Interceptor SUV – Hybrid in the amount of \$48,129.00. The motion carried unanimously.

Consideration of approving the Purchase Order to SKD Tryons Emergency Vehicle Uplifting Inc. for the Upfitting and Graphics for a 2025 Ford Police Interceptor SUV – Hybrid in the amount of \$17,290.44.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Purchase Order to SKD Tryons Emergency Vehicle Uplifting Inc. for the Upfitting and Graphics for a 2025 Ford Police Interceptor SUV – Hybrid in the amount of \$17,290.44. The motion carried unanimously.

8:00 p.m. PUBLIC HEARING: Consideration of approving the application of SF4 Properties, LLC for conditional use approval pursuant to Buckingham Township Zoning Ordinance Sections 501 B., 3500, and 405 (A10), to use properties owned by SF4 Properties, LLC located in the AG-1 Agricultural-1 zoning district at 3143 York Rd., Furlong (Buckingham Township), Pennsylvania, being Tax Map Parcel No. 06-017-023, for development of a Use A10 Accessory Farm Business. This would consist of a revenue generating venture sympathetic to the principal agricultural or nursery use that is conducted on the property. This could consist of educational tours, seasonal festivals related to products grown on the farm, craft fairs, hayrides, and horse shows.

At 8:00 p.m., Mrs. Rash officially opened the Public Hearing for consideration of approving the application of SF4 Properties, LLC for conditional use approval pursuant to Buckingham Township Zoning Ordinance Sections 501 B., 3500, and 405 (A10), to use properties owned by SF4 Properties, LLC located in the AG-1 Agricultural-1 zoning district at 3143 York Rd., Furlong (Buckingham Township), Pennsylvania, being Tax Map Parcel No. 06-017-023, for development of a Use A10 Accessory Farm Business. This would consist of a revenue generating venture sympathetic to the principal agricultural or nursery use that is conducted on the property. This could consist of educational tours, seasonal festivals related to products grown on the farm, craft fairs, hayrides, and horse shows.

Mr. Smith explained that the applicant, SF4 Properties, LLC, has brought lawsuits personally against both himself and Supervisor Forest, so both he and Supervisor Forest will recuse themselves from substantively participating in the hearing and the decision at the conclusion of the hearing to avoid a potential conflict of interest. He explained that the township had independent counsel arranged but that on Monday night such counsel withdrew citing a potential conflict of interest so that the Township was

unable to secure independent legal representation for this evenings hearing. Accordingly, Mr. Smith explained the hearing will be opened, exhibits including the Application, the Public Notice, the Certificate of Mailing, the Certificate of Advertising and the Certificate of posting shall be marked, and without objection admitted and made part of the record. The party status of the Applicant and Township shall be made part of the record and the nature of party status explained and the audience shall be polled for those requesting party status, and if there is no objection, such status noted. Then the record shall be held open for such additional evidence the parties wish to present and the hearing shall be continued to a future date.

A court reporter was present and the transcript may be referenced for details of the hearing.

Following discussion with Mr. Lyons, Mr. Panzer and the Board of Supervisors, Mr. Smith announced that the hearing shall be continued at the Board of Supervisor's next regularly scheduled meeting on March 26, 2025 at 7:00 p.m. He said there will be no legal notice, advertisement or posting on the property as this announcement is the official notice.

Mrs. Rash closed the public hearing at 8:11 p.m.

Mrs. Rash made a motion, seconded by Mr. Forest, to adjourn the meeting at 8:12 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 26th day of March, 2025.

Buckingham Township Board of Supervisors

Maggie Rash, Chairman

Jon Forest, Vice-Chairman

Paul Calderaio

Attest:

Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.