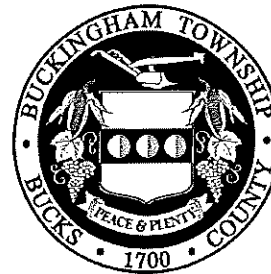


# BUCKINGHAM TOWNSHIP

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## BOARD OF SUPERVISORS REGULAR BUSINESS MEETING

## AGENDA

MAY 28, 2025

Call to Order 6:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
  - Buckingham Townships **Family Fun Concert Series** begins June 19<sup>th</sup> at Hansell Park from 7:00 p.m. to 9:00 p.m. with music and ice cream!
  - **Red Cross Blood Drive**: June 24, 2025 from 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 Townships **Annual Day In The Park** event is scheduled on Thursday, June 26, 2025 from 11:00 a.m. to 2:00 p.m. at Holicong Park.
3.
  - a. Consideration of approving Payment Request No. 7, 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 \$121,500.00.
  - b. Consideration of approving Payment Request No. 8, 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 \$19,000.00.
  - c. Consideration of approving Payment Request No. 4, to GS Developers for work completed on the **Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02**, in the amount of \$66,359.70.
  - d. Consideration of approving Payroll dated April 24, 2025, May 8, 2025 and May 22, 2025 and the Bill List for the meeting of May 28, 2025.
4. Consideration of approving draft Supervisor's Minutes of the April 23, 2025 Work Session and the April 23, 2025 Regular Business Meeting.
5. Consideration of accepting for inclusion in the Township records various Departmental Minutes and Advisory Body Minutes.
6. Consideration of approving **Resolution No. 2651**, A Resolution of Buckingham Township, Bucks County, Pennsylvania, Authorizing the Submission of a Financial Assistance Application to the Pennsylvania Infrastructure Investment Authority (PENNVEST) for Buckingham Township Hearthstone PFAS Treatment – W.
7. Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Land Development Contract for the **"Bucks County Airport Authority, Doylestown, Airport – Phase II"** Land Development, Township File LD 2003-02, to June 11, 2025.

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8. Consideration of re-approving the **“Penns Purchase II”** Major Subdivision Plan, Township File SA 2018-04, Tax Map Parcel #06-016-015, in order that plans may be recorded.
9. Consideration of approving the **Request for Land Development Waiver** submitted by Consolidated Pipe and Supply at 4210 Burnt House Hill Road, TMP #06-004-015-001.
10. **7:00 p.m. PUBLIC HEARING (Continued from April 23, 2025):** 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.
11. Consideration of recommending Preliminary/Final Approval of the **“Bohn, Ganzer, Wille, Lot Line Change”** revised plan dated 4/15/25, Township File SA 2025-01, Tax Map Parcels 06-014-044, 06-006-071-006 and 06-006-071-007 located at 3217 Ash Mill Road, 3233 Indian Walk and 3229 Indian Walk, in the AG-2 Zoning District, with a 90-day review period expiration date of June 3, 2025.
12. Consideration of approving the Settlement Agreement and Full and Final Mutual Release between Buckingham Township and Orleans at Windsor Square Limited Partnership and Lexon Insurance Company, Township File SA 2001-03.  
AND  
Consideration of approving the Agreement Acknowledging Receipt of Funds and Completion of Development of Windsor Square, Township File SA 2001-03.
13. Additional Business / Manager’s Items

**Buckingham Township Board of Supervisors**  
**Meeting Minutes**

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, May 28, 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
Not Present:	Craig Smith, Esquire	Township Solicitor
	Gary Weaver	Township Water/Wastewater Consultant

*Mrs. Rash called the regular meeting to order at 6:30 p.m.*

**PUBLIC COMMENT**

*No activity.*

**BOARD'S ANNOUNCEMENTS**

Mrs. Rash announced the Board of Supervisors held an executive session on May 1, 2025 to discuss ongoing McArdle, Lykon and Froehlich litigation and potential conservation easement offers.

Mrs. Rash made the following announcements:

- Buckingham Townships **Family Fun Concert Series** begins June 19<sup>th</sup> at Hansell Park from 7:00 p.m. to 9:00 p.m. with music and ice cream!
- **Red Cross Blood Drive:** June 24, 2025 from 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 Townships **Annual Day In The Park** event is scheduled on Thursday, June 26, 2025 from 11:00 a.m. to 2:00 p.m. at Holicong Park.

**REQUESTS FOR PAYMENT, PAYROLL and BILL LIST**

**Consideration of approving Payment Request No. 7, 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 \$121,500.00.**

**Consideration of approving Payment Request No. 8, 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 \$19,000.00.**

*Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payment Request No. 7, 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 \$121,500.00 and Payment Request No. 8, 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 \$19,000.00.*

Mr. Calderaio stated the money to pay 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 Payment Request No. 4, to GS Developers for work completed on the Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02, in the amount of \$66,359.70.**

*Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payment Request No. 4, to GS Developers for work completed on the Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02, in the amount of \$66,359.70.*

Mr. Calderaio reiterated that the money to pay 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 April 24, 2025, May 8, 2025 and May 22, 2025 and the Bill List for the meeting of May 28, 2025.**

*Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payroll dated April 24, 2025, May 8, 2025 and May 22, 2025 and the Bill List for the meeting of May 28, 2025, in the total amount of \$1,391,730.73. The motion carried unanimously.*

## **MINUTES**

**Consideration of approving the draft Supervisor's Minutes of the April 23, 2025 Work Session and the April 23, 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 April 23, 2025 Work Session and the April 23, 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 approving Resolution No. 2651, A Resolution of Buckingham Township, Bucks County, Pennsylvania, Authorizing the Submission of a Financial Assistance Application to the Pennsylvania Infrastructure Investment Authority (PENNVEST) for Buckingham Township Hearthstone PFAS Treatment – W.**

*Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution No. 2651, A Resolution of Buckingham Township, Bucks County, Pennsylvania, Authorizing the Submission of a Financial Assistance Application to the Pennsylvania Infrastructure Investment Authority (PENNVEST) for Buckingham Township Hearthstone PFAS Treatment – W. The motion carried unanimously.*

**Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Land Development Contract for the "Bucks County Airport Authority, Doylestown, Airport – Phase II" Land Development, Township File LD 2003-02, to June 11, 2025.**

*Mrs. Rash made a motion, seconded by Mr. Forest, to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Land Development Contract for the "Bucks County Airport Authority, Doylestown, Airport – Phase II" Land Development, Township File LD 2003-02, to June 11, 2025. The motion carried unanimously.*

**Consideration of re-approving the "Penns Purchase II" Major Subdivision Plan, Township File SA 2018-04, Tax Map Parcel #06-016-015, in order that plans may be recorded.**

*Mrs. Rash made a motion, seconded by Mr. Forest, to re-approve the "Penns Purchase II" Major Subdivision Plan, Township File SA 2018-04, Tax Map Parcel #06-016-015, in order that plans may be recorded, pending payment of outstanding fees owed. The motion carried unanimously.*

**Consideration of approving the Request for Land Development Waiver submitted by Consolidated Pipe and Supply at 4210 Burnt House Hill Road, TMP #06-004-015-001.**

*Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Request for Land Development Waiver submitted by Consolidated Pipe and Supply at 4210 Burnt House Hill Road, TMP #06-004-015-001. The motion carried unanimously.*

**Consideration of recommending Preliminary/Final Approval of the "Bohn, Ganzer, Wille, Lot Line Change" revised plan dated 4/15/25, Township File SA 2025-01, Tax Map Parcels 06-014-044, 06-006-071-006 and 06-006-071-007 located at 3217 Ash Mill Road, 3233 Indian Walk and 3229 Indian Walk, in the AG-2 Zoning District, with a 90-day review period expiration date of June 3, 2025.**

Tim Duffy, Esq. of Hill Wallack LLP was present along with property owners Michael and Amy Bohn, George and Lisa Ganzer, and Tyler Wille and Ann Stratton, to discuss the proposed lot line change between the three property owners. He explained that there is a fence at the rear of the Bohn and Ganzer properties that has existed for many years, and has been treated as the property line. He

said they determined a few years ago that the fence is actually beyond their property lines, and made a settlement agreement to recognize it as the property line. He explained they want to formally change the lot line and leave the fence where it is.

Mr. Duffy addressed the following items contained in Knight Engineering, Inc.'s May 19, 2025 review letter:

- 2.1 The Plan shall be revised to identify the Deed Restricted Open Space area.  
Mr. Duffy said this is a “will comply”, and explained that when the subdivision was laid out in 1976 they laid out an area 10’ deep around the perimeter of each lot designating it as open space for agricultural use, and that the area has been used for lawns. He explained there is an existing garden shed on one of the property used to store the lawn care equipment, and he asked that the Board of Supervisors recognize that the garden shed is being utilized for “agricultural purposes”.
- 3.7 Technical Concerns.  
Mr. Duffy said all of the technical concerns are “will comply”.
- 4.0 Waiver Requests.  
SALDO §§ 6.4.A.5 and 6.4.B.12 – The applicant has requested a partial waiver to allow the legend to bear only such features that are within the vicinity of the proposed lot line change (excluding legal and ultimate right-of-way lines, existing trees/landscape material elsewhere on the property, etc.). This waiver request is supported at this time conditioned upon the requested information being shown on the plan.  
SALDO § 6.4.B.6 – The Applicant has requested a partial waiver from requiring the impervious surface calculation, parking requirements, and other zoning data that is not directly impacted by the Lot Line Change be shown given the relatively small area affected by the Lot Line Change relative to the 35+ acre property and given that no new development or improvements are being proposed at this time. This partial waiver request is supported at this time conditioned upon the requested information being shown on the plan.  
SALDO § 6.4.B.7 – The SALDO requires all Final Lot Line Change Plan submissions include photographs of the site to be developed or subdivided and the location and description of current land uses and buildings or structures on the site. This waiver request is supported conditioned upon the requested information being shown on the Plans.  
SALDO § 6.4.B.15 – The SALDO requires all Final Lot Line Change Plans show various existing features within 200 feet of and within the site. A partial waiver of this request is supported with the understanding that if additional survey information is required through the course of the review, the Applicant will have that information submitted to the Township Engineer.

Mr. Luke Rosanova, Bucks County Planning Commission, said that during the Buckingham Township Planning Commission meeting the applicant was asked to add a note to the plan regarding the shed that is located on a property line. Mr. Gray reported the garden shed is on the property line between the Ganzer and Bohn properties, and will be moved to come into zoning compliance.

Mr. Rosanova explained that the Bucks County Planning Commission received the plan set yesterday, so there is no official review issued as of yet. Mr. Gray said the applicant will need to have the Bucks County Planning Commission review prior to recording the plan at the county.

Mr. Rosanova said that he noted the waiver request to provide the zoning table on the plan, but said the zoning table does provide dimensional requirements and notes nonconformities, which he thought may be needed since two of the lots involved are existing non-conformities for being less than 1.8 acres each. Mr. Gray agreed that the zoning table should be added to the plan.

*Mrs. Rash made a motion, seconded by Mr. Forest, to grant Preliminary/Final Approval of the “Bohn, Ganzer, Wille, Lot Line Change” revised plan dated 4/15/25, Township File SA 2025-01, Tax Map Parcels 06-014-044, 06-006-071-006 and 06-006-071-007 located at 3217 Ash Mill Road, 3233 Indian Walk and 3229 Indian Walk, in the AG-2 Zoning District, with a 90-day review period expiration date of June 3, 2025, subject to:*

- 1. Compliance with all the comments in the May 19, 2025 Knight Engineering, Inc. review letter including support for the SALDO waivers and partial waivers.*
- 2. Compliance with all the comments to be noted in a forthcoming Bucks County Planning Commission review letter, including adding the Zoning Table and a note regarding the shed to the plan.*

*The motion carried unanimously.*

*The Township Solicitor was directed to prepare the written approval as required by the MPC. The findings, terms and conditions of that written approval, read as complimentary to these minutes, shall be controlling.*

**Consideration of approving the Settlement Agreement and Full and Final Mutual Release between Buckingham Township and Orleans at Windsor Square Limited Partnership and Lexon Insurance Company, Township File SA 2001-03.**

**AND**

**Consideration of approving the Agreement Acknowledging Receipt of Funds and Completion of Development of Windsor Square, Township File SA 2001-03.**

*Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Settlement Agreement and Full and Final Mutual Release between Buckingham Township and Orleans at Windsor Square Limited Partnership and Lexon Insurance Company, Township File SA 2001-03 and to approve the Agreement Acknowledging Receipt of Funds and Completion of Development of Windsor Square, Township File SA 2001-03. The motion carried unanimously.*

#### **ADDITIONAL BUSINESS / MANAGER’S ITEMS**

*No activity.*

## BUSINESS

**7:00 p.m. PUBLIC HEARING (Continued from April 23, 2025):** 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 7:00 p.m., Mr. Laboski, Esq. 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.*

*Gavin Laboski, Esq. assumed his position as the appointed hearing officer.*

*Mr. Laboski explained that he would read his decision aloud, and that the formally written decision would be issued within 15 days from this meeting.*

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

*Mr. Laboski closed the public hearing at 7:07 p.m.*



*Mrs. Rash made a motion, seconded by Mr. Forest, to adjourn the meeting at 7:08 p.m. The motion carried unanimously.*

**Approved by the Board of Supervisors on the 25<sup>th</sup> day of May, 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.*