

BUCKINGHAM TOWNSHIP

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BOARD OF SUPERVISORS REGULAR BUSINESS MEETING

AGENDA

JULY 23, 2025

Call to Order 6:30 p.m.

Bird Town Pennsylvania Presentation by Heidi Shiver, President, Bird Town Pennsylvania, LLC

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - **Buckingham Township Police Department National Night Out 2025 at Peddler's Village!** August 6, 2025 from 5pm-8pm (rain date August 7, 2025 5pm-8pm).
 - **Buckingham Townships Family Fun Concert Series** continues through August 28th at Hansell Park from 7:00 p.m. to 9:00 p.m.
 - **Red Cross Blood Drive:** July 31, 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.
3.
 - a. Consideration of approving Payment Request No. 5, to GS Developers for work completed on the **Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02**, in the amount of \$41,850.00.
 - b. Consideration of approving Change Order #1 for BT-24-02, Cold Spring/Fieldstone Water Interconnect, increasing the contract by \$41,464.000 to a new contract total of \$1,787,634.00.
 - c. Consideration of approving **Payment Request No. 1 (Final), to YC Contracting**, for the "Campbell Tract – Completion of Site Improvements", Township File SA 2001-18, in the amount of \$35,175.00.
 - d. Consideration of approving Payroll dated July 3, 2025 and July 17, 2025 and the Bill List for the meeting of July 23, 2025.
4. Consideration of approving draft Supervisor's Minutes of the June 25, 2025 Work Session and the June 25, 2025 Regular Business Meeting.
5. Consideration of accepting for inclusion in the Township records various Departmental Minutes and Advisory Body Minutes.
6. Consideration of accepting a grant from PENNVEST in the amount of \$2,057,063.00 and the Funding Offer from PENNVEST in the amount of \$615,089.00, both to be used for the Buckingham Township Hearthstone PFAS Treatment project.
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 to July 26, 2026, covering "Covenant Presbyterian Church, Phase II-A", Township File LD 2001-02A.

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8. Consideration of agreeing to the Developer's Request for an Extension of time within which to complete the Improvements as set forth in the Stormwater Facility Development Contract to August 24, 2026 covering property owned by **Thomas and Kelly Ann Mallon, TMP 06-018-127.**
9. Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for **"The Estates at Furlong"**, Township File SA 2024-02, to September 30, 2025.
10. Consideration of awarding year three of a three-year bid option for the "Removal and Disposal of 650,000 gallons more or less of Liquid Sludge on an approximately 6,500 to 18,000 gal. more or less per week basis", for the contract year September 1, 2025 through August 31, 2026 to Wind River Environmental dba Franc Environmental of New Jersey, of Ivyland, PA, in the amount of \$0.1136 per gallon.
11. Consideration of accepting the Roadmaster's recommendations to award the 2025-2026 Fuel Bid, through the Bucks County Consortium, to Pilot Thomas Logistics of Grapevine, Texas, for Unleaded Regular Gasoline and Ultra-Low Sulfur Diesel, and to Ports Petroleum, Inc. of Wooster, Ohio, for #2 Heating Oil.

12. **ESCROW RELEASES:**

Thomas & Kelly Ann Mallon (TMP 6-18-127) 4899 Mountain Top Road West – Permit #PSW190013 (Stormwater)	Request for Release #1	\$82,982.84 recommended for release
"Bonargo Tract – Lots 1 & 3", SA 2008-01, TMP #06-006- 062, 3461 Durham Road	Request for Release #1	\$46,370.18 recommended for release

13. Additional Business / Manager's Items:
 - Consideration of approving the purchase of a 2025 F-150 4x4 SuperCrew Cab Hybrid Truck from Fred Beans Ford of Doylestown in the base amount of \$48,661.00 plus \$20,589.00 upfitting for a total Costars price of \$69,250.00.
 - Consideration of appointing Michael Jamison to fill a vacancy on the Buckingham Township Planning Commission with a term expiring January, 2026.
 - Consideration of approving the request submitted by Dan Gray on behalf of the 34 for Matt Foundation to waive the \$50.00 Park Pavilion Usage Fee set by Resolution No. 2645 for use of the Hansell Park Pavilion for a fundraiser to be held on August 16, 2025.
 - Consideration of approving the request submitted by Anthony Mantellino on behalf of Our Lady of Guadalupe Parish to waive the \$75.00 Temporary Sign Permit Fee set by Resolution No. 2645 for signs advertising a rummage sale August 6-9, 2025, with proceeds to benefit local charities.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, July 23, 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
	Craig Smith, Esquire	Township Solicitor
Not Present:	Luke Rosanova	Bucks County Planning Commission
	Gary Weaver	Township Water/Wastewater Consultant

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

Bird Town Pennsylvania Presentation by Heidi Shiver, President, Bird Town Pennsylvania, LLC

Ms. Heidi Shiver, President of Bird Town Pennsylvania, LLC, presented a slide show describing the benefits and purpose of the program to create healthier ecological spaces where our residents live, learn and work. Ms. Shiver congratulated Buckingham Township for completing the requirements to be declared a Bird Town. Members of the Environmental Advisory Committee and township staff were acknowledged for their contribution to this designation.

PUBLIC COMMENT

Mr. Kurt Balderson, Newbolt Court was present with his wife, to discuss a situation they are having with a neighbor who lives on a lot that shares a property line at the rear corner of the properties. He explained that in 2022 the neighbor had called the township to complain of water runoff onto his property. Mr. Balderson acknowledged there was a drainage issue and had a seepage pit dug to correct the drainage issue. He also planted landscaping and had a fence installed at the rear of the property to block the sight of junk the neighbor was putting on his property. Mrs. Balderson said the neighbor sued them in magisterial district court with the claim they were going to kill his trees by taking away his water. Mr. Balderson said they won the lawsuit. Mrs. Balderson asked if there were any township ordinances regarding nuisance or harassment. The Board sympathized with Mr. and Mrs. Balderson but stated there are no applicable ordinances to the Board's immediate knowledge that deal with nuisance or harassment caused by neighbor disputes.

Mr. Aaron Sharpe, Hawthorne Lane, Langhorne, PA, explained that his development project (Bonargo Tract) in Buckingham Township has dragged on for two years now, with little to no progress. He said an escrow securing stormwater improvement expenses had been required that he was originally told would not be necessary. Fencing was required that he did not know about. And he was not allowed to install the septic system last year. Mr. Gray said the Bucks County Conservation District required the fencing and also would not allow soil disturbance for the septic system until the erosion and sediment control fencing was installed per the construction sequence recorded on the plan. Mr. Smith advised Mr. Sharpe that all these requirements, including the

escrow, are specified within the Residential Development Agreement, which Mr. Sharpe signed. Mr. Smith said the township is just following the agreement. Mr. Forest noted the insurance as required within the agreement has not been completed, and Mr. Smith added there are only three endorsements that the agent was requested to add to the policy. Mr. Sharpe expressed frustration with his insurance agent and said they had to start over with another insurance agent and were working on it. Mr. Gray noted the township was not holding up the project. Mr. Smith noted his surprise that Mr. Sharpe posted a cash escrow security when most developers post a letter of credit or bond.

Mrs. Rash proposed that the Board consider approving the Escrow Release on this evening's agenda, deducting the \$15,000 owed for the legal and engineering escrow as required by the Residential Development Agreement, plus the \$10,000+/- in outstanding invoices. Mrs. Cozza further noted that if Mr. Sharpe wants to post a letter of credit rather than a cash escrow, upon receipt of the letter of credit, the township would return the cash to Mr. Sharpe. Mrs. Rash said she wants to simplify this so that Mr. Sharpe can move on. Mr. Sharpe agreed.

BOARD'S ANNOUNCEMENTS

Mrs. Rash announced the Board of Supervisors held an executive session immediately prior to this meeting to discuss ongoing McArdle, Lykon and Froehlich litigation, police personnel and potential conservation easement offers.

Mrs. Rash made the following announcements:

- **Buckingham Township Police Department National Night Out 2025 at Peddler's Village!** August 6, 2025 from 5pm-8pm (rain date August 7, 2025 5pm-8pm).
- **Buckingham Townships Family Fun Concert Series** continues through August 21st at Hansell Park from 7:00 p.m. to 9:00 p.m.
- **Red Cross Blood Drive:** Tomorrow, July 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.

REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

Consideration of approving Payment Request No. 5, to GS Developers for work completed on the Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02, in the amount of \$41,850.00.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payment Request No. 5, to GS Developers for work completed on the Cold Spring/Fieldstone Water Interconnect Project, General Contract BT-24-02, in the amount of \$41,850.00. The motion carried unanimously.

Consideration of approving Change Order #1 for BT-24-02, Cold Spring/Fieldstone Water Interconnect, increasing the contract by \$41,464.000 to a new contract total of \$1,787,634.00.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Change Order #1 for BT-24-02, Cold Spring/Fieldstone Water Interconnect, increasing the contract by \$41,464.000 to a new contract total of \$1,787,634.00. The motion carried unanimously.

Consideration of approving Payment Request No. 1 (Final), to YC Contracting, for the “Campbell Tract – Completion of Site Improvements”, Township File SA 2001-18, in the amount of \$35,175.00.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payment Request No. 1 (Final), to YC Contracting, for the “Campbell Tract – Completion of Site Improvements”, Township File SA 2001-18, in the amount of \$35,175.00. The motion carried unanimously.

Consideration of approving Payroll dated July 3, 2025 and July 17, 2025 and the Bill List for the meeting of July 23, 2025.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payroll dated July 3, 2025 and July 17, 2025 and the Bill List for the meeting of July 23, 2025, in the total amount of \$938,071.26. The motion carried unanimously.

MINUTES

Consideration of approving the draft Supervisor’s Minutes of the June 25, 2025 Work Session and June 25, 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 June 25, 2025 Work Session and June 25, 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 a grant/loan from PENNVEST in the amount of \$2,057,063.00 and the Funding Offer from PENNVEST in the amount of \$615,089.00, both to be used for the Buckingham Township Hearthstone PFAS Treatment project.

Mrs. Rash made a motion, seconded by Mr. Forest, to accept a grant/loan from PENNVEST in the amount of \$2,057,063.00 and the Funding Offer from PENNVEST in the amount of \$615,089.00, both to be used for the Buckingham Township Hearthstone PFAS Treatment project.

Mrs. Rash gave a special thank you to State Representative Tim Brennan for his assistance in receiving this grant/loan and funding, along with our township staff.

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 to July 26, 2026, covering "Covenant Presbyterian Church, Phase II-A", Township File LD 2001-02A.

Mrs. Rash made a motion, seconded by Mr. Forest, to agree 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 to July 26, 2026, covering "Covenant Presbyterian Church, Phase II-A", Township File LD 2001-02A. The motion carried unanimously.

Consideration of agreeing to the Developer's Request for an Extension of time within which to complete the Improvements as set forth in the Stormwater Facility Development Contract to August 24, 2026 covering property owned by Thomas and Kelly Ann Mallon, TMP 06-018-127.

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 as set forth in the Stormwater Facility Development Contract to August 24, 2026 covering property owned by Thomas and Kelly Ann Mallon, TMP 06-018-127. The motion carried unanimously.

Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for "The Estates at Furlong", Township File SA 2024-02, to September 30, 2025.

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 for "The Estates at Furlong", Township File SA 2024-02, to September 30, 2025. The motion carried unanimously.

Consideration of awarding year three of a three-year bid option for the "Removal and Disposal of 650,000 gallons more or less of Liquid Sludge on an approximately 6,500 to 18,000 gal. more or less per week basis", for the contract year September 1, 2025 through August 31, 2026 to Wind River Environmental dba Franc Environmental of New Jersey, of Ivyland, PA, in the amount of \$0.1136 per gallon.

Mrs. Rash made a motion, seconded by Mr. Forest, to award year three of a three-year bid option for the "Removal and Disposal of 650,000 gallons more or less of Liquid Sludge on an approximately 6,500 to 18,000 gal. more or less per week basis", for the contract year September 1, 2025 through August 31, 2026 to Wind River Environmental dba Franc Environmental of New Jersey, of Ivyland, PA, in the amount of \$0.1136 per gallon. The motion carried unanimously.

Consideration of accepting the Roadmaster's recommendations to award the 2025-2026 Fuel Bid, through the Bucks County Consortium, to Pilot Thomas Logistics of Grapevine, Texas, for Unleaded Regular Gasoline and Ultra-Low Sulfur Diesel, and to Ports Petroleum, Inc. of Wooster, Ohio, for #2 Heating Oil.

Mrs. Rash made a motion, seconded by Mr. Forest, to accept the Roadmaster's recommendations to award the 2025-2026 Fuel Bid, through the Bucks County Consortium, to Pilot Thomas Logistics of Grapevine, Texas, for Unleaded Regular Gasoline and Ultra-Low Sulfur Diesel, and to Ports Petroleum, Inc. of Wooster, Ohio, for #2 Heating Oil. The motion carried unanimously.

ESCROW RELEASES

Consideration of approving Escrow Release #1, for Thomas & Kelly Ann Mallon (TMP 6-18-127) 4899 Mountain Top Road West – Permit #PSW190013 (Stormwater) in the amount of \$82,982.84.

Mr. Gray noted there was an error in the calculations for release, and the recommended release should be \$69,411.13.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Escrow Release #1, for Thomas & Kelly Ann Mallon (TMP 6-18-127) 4899 Mountain Top Road West – Permit #PSW190013 (Stormwater) in the amount of \$69,411.13. The motion carried unanimously.

Consideration of approving Escrow Release #1, for the “Bonargo Tract – Lots 1 & 3”, SA 2008-01, TMP #06-006-062, 3461 Durham Road, in the amount of \$46,370.18.

Mrs. Rash made a motion, seconded by Mr. Forest to approve Escrow Release #1 for the “Bonargo Tract – Lots 1 & 3”, SA 2008-01, TMP #06-006-062, 3461 Durham Road, in the amount of \$46,370.18 less \$15,000.00 owed for the legal and engineering escrow required per the Residential Development Agreement, and \$31,370.18 currently owed for outstanding invoices. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER'S ITEMS

Consideration of approving the purchase of a 2025 F-150 4x4 SuperCrew Cab Hybrid Truck from Fred Beans Ford of Doylestown in the base amount of \$48,661.00 plus \$20,589.00 upfitting for a total Costars price of \$69,250.00.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the purchase of a 2025 F-150 4x4 SuperCrew Cab Hybrid Truck from Fred Beans Ford of Doylestown in the base amount of \$48,661.00 plus \$20,589.00 upfitting for a total Costars price of \$69,250.00. The motion carried unanimously.

Consideration of appointing Michael Jamison to fill a vacancy on the Buckingham Township Planning Commission with a term expiring January, 2026.

Mrs. Rash made a motion, seconded by Mr. Forest, to appoint Michael Jamison to fill a vacancy on the Buckingham Township Planning Commission with a term expiring January, 2026. The motion carried unanimously.

Consideration of approving the request submitted by Dan Gray on behalf of the 34 for Matt Foundation to waive the \$50.00 Park Pavilion Usage Fee set by Resolution No. 2645 for use of the Hansell Park Pavilion for a fundraiser to be held on August 16, 2025.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the request submitted by Dan Gray on behalf of the 34 for Matt Foundation to waive the \$50.00 Park Pavilion Usage Fee set by Resolution No. 2645 for use of the Hansell Park Pavilion for a fundraiser to be held on August 16, 2025. The motion carried unanimously.

Consideration of approving the request submitted by Anthony Mantellino on behalf of Our Lady of Guadalupe Parish to waive the \$75.00 Temporary Sign Permit Fee set by Resolution No. 2645 for signs advertising a rummage sale August 6-9, 2025, with proceeds to benefit local charities.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the request submitted by Anthony Mantellino on behalf of Our Lady of Guadalupe Parish to waive the \$75.00 Temporary Sign Permit Fee set by Resolution No. 2645 for signs advertising a rummage sale August 6-9, 2025, with proceeds to benefit local charities. The motion carried unanimously.

Mrs. Rash made a motion, seconded by Mr. Forest, to adjourn the meeting at 8:19 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 27th day of August, 2025.

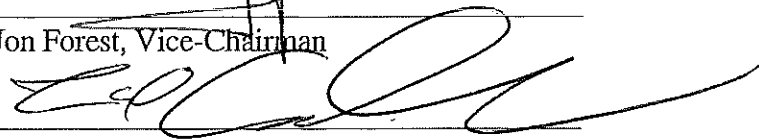
Buckingham Township Board of Supervisors



Maggie Rash, Chairman

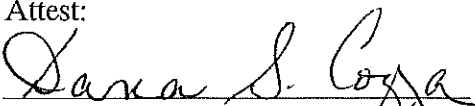


Jon Forest, Vice-Chairman



Paul Calderaio

Attest:



Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.