

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

JANUARY 28, 2026

Call to Order 6:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - Buckingham Township secured a \$2,435,000 grant from PENNVEST for the Furlong F8 PFAS Treatment Facility.
 - The Buckingham Township Administrative Offices will be closed Monday, February 16, 2026 in observance of Presidents Day.
 - Join us for the last 325 EVENT on March 6, 2026 for a "History Show & Tell" at Our Lady of Guadalupe at 7:00 p.m.
3. Consideration of approving Payroll dated January 15, 2026 and the Bill List for the meeting of January 28, 2026.
4. Consideration of approving draft Supervisor's Minutes of the January 5, 2026 Reorganization and Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of ratifying the January 9, 2026 Settlement Stipulation of the Appeals of the July 24, 2024 Decision of the Board of Supervisors denying the land development application of J.G. Petrucci docketed at Bucks County Court Nos. 2024-05643 and 2024-05256 and consolidated by Court Order on February 11, 2025.
7. Consideration of approving **Resolution No. 2680**, 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.
8. Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for the "**McKee Development**", Township File SA 2020-01, to July 1, 2026.

**BOARD OF SUPERVISORS
REGULAR BUSINESS MEETING
JANUARY 28, 2026
PAGE 2**

9.
 - Consideration of re-approving the **“Walsh Tract”** Subdivision Plan, Township File SA 2019-01, Tax Map Parcel #06-021-053-001, in order that plans may be recorded.
 - Consideration of approving the **Residential Development Agreement, Grant of Easement and the Deed of Dedication for The Ultimate Rights of Way of Holicong Road and Lower Mountain Road** between Thomas J. Walsh and Buckingham Township, for the **“Walsh Tract”** Subdivision Plan, Township File SA 2019-01, Tax Map Parcel #06-021-053-001.

10.
 - Consideration of re-approving **“Covenant Church – Phase 3”** Land Development Plan, Township File LD 2019-01, Tax Map Parcel #06-010-007, in order that plans may be recorded.
 - Consideration of approving the **Land Development Contract and Grant of Phase 3 Stormwater Easement** between Covenant Presbyterian Church and the Township of Buckingham, for **“Covenant Church – Phase 3”**, Township File LD 2019-01, Tax Map Parcel #06-010-007.

11. **Additional Business / Manager’s Items:**
 - Consideration of approving the Purchase Order to A.C. Schultes, Inc. for the Kaplan and Lindquist Pump Rebuilds in the amount of \$126,000.00.
 - Consideration of approving the Purchase Order to Chapman Auto Group for a new F350 Utility Truck, purchased through Chapman Costars Contract, in the amount of \$91,600.00.
 - Consideration of approving the Purchase Order to RCP Shelters, Inc. for a New Pavilion at Holicong Park in the amount of \$58,351.00.
 - Consideration of approving the Purchase Order to Mohawk Lifts for a Two Tire Changing Machines, purchased through Mohawk PA Costars Contract, in the total amount of \$34,781.61.
 - Consideration of approving the request submitted by Keith Fenimore on behalf of Kin Wellness & Support to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2679 for use of the Holicong Park Pavilion for a Be Kind 5k to be held on April 11, 2026.
 - Consideration of approving the request submitted by Martha Moseley on behalf of Anchor House to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2679 for use of the Hansell Park Pavilion to be used as a rest stop for the annual 500 mile cycling event to be held on July 18, 2026.
 - Consideration of re-appointing Andrea Strout to the Environmental Advisory Commission filling a vacancy with a term expiration date of January 2030.
 - Consideration of re-appointing Ruth Foster to the Environmental Advisory Commission filling a vacancy with a term expiration date of January 2030.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, January 28, 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
	Craig Smith, Esquire	Township Solicitor
	Gary Weaver	Township Water/Wastewater Consultant

Not Present: Luke Rosanova Bucks County Planning Commission

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

PUBLIC COMMENT

Mr. Frank Rauch, West Blossom Drive, said as treasurer of the Fenton's Corner Homeowners' Association, he was present to submit a petition signed by 88% of the residents requesting a unified single rate district for the Buckingham Township water and sewer rate districts 1 and 2. He said their current rates are more than double what Toll Brothers presented them with at settlement purchasing their homes, and claimed that their rate district 2 is charged far more for water and sewer than rate district 1.

Mr. George Licci, Indigo Drive, said as a retired CPA and a board member of the Fenton's Corner Homeowners' Association, he had concerns and issues regarding the reasonableness and uniformity of the township's water and sewer rates, and presented numbers of comparisons with other municipalities in Bucks County showing Buckingham Township's rates in their district are among the highest. He requested that water and sewer rates in the township be uniform for all communities. Mr. Licci said he understood that the township hired HRG Group to study the rates, with inquiry into the appropriateness of uniformity in water but not sewer, and said that was unfair.

Mr. Tad Teichert, Parkside Drive, questioned why the HRG Group contract states that the township intends to maintain systems as separate. Mrs. Cozza replied that districts 1 and 2 are physically separate and are too far away from one another to be physically connected. Mr. Teichert questioned why sewage would continue to have separate districts and rates, saying that he understood there would be variations in cost for each area. He also questioned why there was a base rate for water service when some people may use less than that amount. Mr. Teichert stated he thinks it would be fair to combine all districts into one rate.

Mr. Bateman confirmed the township is awaiting results of a study by HRG Group, and Mrs. Cozza confirmed the study is of both water and sewer rates and is expected to be complete in April. Mr. Bateman stated that when the study is received, the residents should be invited to meet and discuss the results.

Ms. Barbara Rintala, Carversville Road, said as a resident with private water and sewer, she would ask that someone advocate for the residents with private systems during strategic planning, especially due to the private systems owners' expenses that are incurred including the cost of filtration devices. Mrs. Rash said the Buckingham Township Environmental Advisory Commission held programs on the maintenance of private water and sewer systems last year and will have more presentations this year.

BOARD'S ANNOUNCEMENTS

Mrs. Rash made the following announcements:

- Buckingham Township secured a \$2,435,000 grant from PENNVEST for the Furlong F8 PFAS Treatment Facility.
- The Buckingham Township Administrative Offices will be closed Monday, February 16, 2026 in observance of Presidents Day.
- Join us for the last 325 EVENT on March 6, 2026 for a "History Show & Tell" at Our Lady of Guadalupe at 7:00 p.m.

Mr. Bateman reported that the electronic recycling event at Holicong Park was very well attended, despite the bad weather. Mrs. Rash said the event was a continuation of an event Representative Tim Brennan and Senator Santarsiero held recently at the high school and had asked if they could schedule a second day at Holicong Park. She said this was a great example of state and local government working together.

PAYROLL and BILL LIST

Consideration of approving Payroll dated January 15, 2026 and the Bill List for the meeting of January 28, 2026.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payroll dated January 15, 2026 and the Bill List for the meeting of January 28, 2026 in the total amount of \$704,852.16. The motion carried unanimously.

MINUTES

Consideration of approving the draft Supervisor's Minutes of the January 5, 2026 Reorganization and 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 5, 2026 Reorganization and 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 ratifying the January 9, 2026 Settlement Stipulation of the Appeals of the July 24, 2024 Decision of the Board of Supervisors denying the land development application of J.G. Petrucci docketed at Bucks County Court Nos. 2024-05643 and 2024-05256 and consolidated by Court Order on February 11, 2025.

Mr. Bateman made a motion, seconded by Mr. Forest to approve ratification of the January 9, 2026 Settlement Stipulation of the Appeals of the July 24, 2024 Decision of the Board of Supervisors denying the land development application of J.G. Petrucci docketed at Bucks County Court Nos. 2024-05643 and 2024-05256 and consolidated by Court Order on February 11, 2025.

Mr. Smith explained this stipulation was a result of a plan that the Board of Supervisors denied, followed by the developer, J.G. Petrucci Company and the “No Buckingham Warehouse” group, appealing the denial. All parties met with the judge and the developer proposed to replace the proposed warehouse with houses. Mrs. Rash declared she has never seen a developer go for houses when he could have built a commercial/industrial project. Mr. Smith said the process as agreed upon within the stipulation is for the developer to submit subdivision plans to be reviewed by the Buckingham Township Planning Commission and the Board of Supervisors for compliance with the Township land use ordinances, as modified by the stipulation.

Mr. Bateman outlined the major victories for the township as set forth in the stipulation and thanked everyone who worked to stop the proposed warehouse and to the developer who reached out to the township and the “No Buckingham Warehouse’ group to begin settlement discussions.

Mr. Scott Moody, Cold Spring Creamery Road, said the dangers of a warehouse may have been many, but that the resulting development of 42 homes will surround his business, may affect his well water, may cause him to install a security system and fencing, may cause stormwater runoff onto his property, and create other worries more concerning than the warehouse. Mr. Gray said the stipulation has a plan attached which will be reviewed by the Buckingham Township Planning Commission and Board of Supervisors, providing public discussion on things such as buffer requirements between the houses and adjacent properties, which typically includes plantings and may include fencing. He said stormwater, lot layout, and well protection are among the items that will be reviewed during the process in compliance with township ordinances.

The motion carried unanimously.

Consideration of approving Resolution No. 2680, 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. 2680, 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.

Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for the “McKee Development”, Township File SA 2020-01, to July 1, 2026.

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 “McKee Development”, Township File SA 2020-01, to July 1, 2026. The motion carried unanimously.

- **Consideration of re-approving the “Walsh Tract” Subdivision Plan, Township File SA 2019-01, Tax Map Parcel #06-021-053-001, in order that plans may be recorded.**
- **Consideration of approving the Residential Development Agreement, Grant of Easement and the Deed of Dedication for The Ultimate Rights of Way of Holicong Road and Lower Mountain Road between Thomas J. Walsh and Buckingham Township, for the “Walsh Tract” Subdivision Plan, Township File SA 2019-01, Tax Map Parcel #06-021-053-001.**

Mrs. Rash made a motion, seconded by Mr. Forest, to re-approve the “Walsh Tract” Subdivision Plan, Township File SA 2019-01, Tax Map Parcel #06-021-053-001, in order that plans may be recorded. The motion carried unanimously.

Mrs. Rash made a motion, seconded by Mr. Bateman, to approve the Residential Development Agreement, Grant of Easement and the Deed of Dedication for The Ultimate Rights of Way of Holicong Road and Lower Mountain Road between Thomas J. Walsh and Buckingham Township, for the “Walsh Tract” Subdivision Plan, Township File SA 2019-01, Tax Map Parcel #06-021-053-001. The motion carried unanimously.

- **Consideration of re-approving “Covenant Church – Phase 3” Land Development Plan, Township File LD 2019-01, Tax Map Parcel #06-010-007, in order that plans may be recorded.**
- **Consideration of approving the Land Development Contract and Grant of Phase 3 Stormwater Easement between Covenant Presbyterian Church and the Township of Buckingham, for “Covenant Church – Phase 3”, Township File LD 2019-01, Tax Map Parcel #06-010-007.**

Mrs. Rash made a motion, seconded by Mr. Bateman, to re-approve the “Covenant Church – Phase 3” Land Development Plan, Township File LD 2019-01, Tax Map Parcel #06-010-007, in order that plans may be recorded. The motion carried unanimously.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Land Development Contract and Grant of Phase Stormwater Easement between Covenant Presbyterian Church and the Township of Buckingham, for “Covenant Church – Phase 3”, Township File LD 2019-01, Tax Map Parcel #06-010-007. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER’S ITEMS

Consideration of approving the Purchase Order to A.C. Schultes, Inc. for the Kaplan and Lindquist Pump Rebuilds in the amount of \$126,000.00.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Purchase Order to A.C. Schultes, Inc. for the Kaplan and Lindquist Pump Rebuilds in the amount of \$126,000.00. The motion carried unanimously.

Consideration of approving the Purchase Order to Chapman Auto Group for a new F350 Utility Truck, purchased through Chapman Costars Contract, in the amount of \$91,600.00.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Purchase Order to Chapman Auto Group for a new F350 Utility Truck, purchased through Chapman Costars Contract, in the amount of \$91,600.00. The motion carried unanimously.

Consideration of approving the Purchase Order to RCP Shelters, Inc. for a New Pavilion at Holicong Park in the amount of \$58,351.00.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Purchase Order to RCP Shelters, Inc. for a New Pavilion at Holicong Park in the amount of \$58,351.00. The motion carried unanimously.

Consideration of approving the Purchase Order to Mohawk Lifts for Two Tire Changing Machines, purchased through Mohawk PA Costars Contract, in the total amount of \$34,781.61.

Mrs. Rash made a motion, seconded by Mr. Bateman, to approve the Purchase Order to Mohawk Lift for Two Tire Changing Machines, purchased through Mohawk PA Costars Contract, in the total amount of \$34,781.61. The motion carried unanimously.

Consideration of approving the request submitted by Keith Fenimore on behalf of Kin Wellness & Support to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2679 for use of the Holicong Park Pavilion for a Be Kind 5k to be held on April 11, 2026.

Mrs. Rash made a motion, seconded by Mr. Bateman, to approve the request submitted by Keith Fenimore on behalf of Kin Wellness & Support to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2679 for use of the Holicong Park Pavilion for a Be Kind 5k to be held on April 11, 2026. The motion carried unanimously.

Consideration of approving the request submitted by Martha Moseley on behalf of Anchor House to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2679 for use of the Hansell Park Pavilion to be used as a rest stop for the annual 500 mile cycling event to be held on July 18, 2026.

Mrs. Rash made a motion, seconded by Mr. Bateman, to approve the request submitted by Martha Moseley on behalf of Anchor House to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2679 for use of the Hansell Park Pavilion to be used as a rest stop for the annual 500 mile cycling event to be held on July 18, 2026. The motion carried unanimously.

Consideration of re-appointing Andrea Strout to the Environmental Advisory Commission filling a vacancy with a term expiration date of January 2030.

Consideration of re-appointing Ruth Foster to the Environmental Advisory Commission filling a vacancy with a term expiration date of January 2030.

Mrs. Rash made a motion, seconded by Mr. Bateman, to re-appoint Andrea Strout to the Environmental Advisory Commission filling a vacancy with a term expiration date of January 2030 and to re-appoint Ruth Foster to the Environmental Advisory Commission filling a vacancy with a term expiration date of January 2030. The motion carried unanimously.

Mrs. Rash made a motion, seconded by Mr. Forest, to adjourn the meeting at 8:05 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 25th day of February, 2026.

Buckingham Township Board of Supervisors

Maggie Rash, Chairman

Jon Forest, Vice-Chairman

Mike Bateman

Attest:

Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.