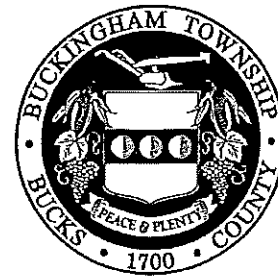


BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912
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Website - www.buckinghampa.org



BOARD OF SUPERVISORS REGULAR BUSINESS

AGENDA

MAY 27, 2026

Call to Order 7:00 p.m.

Senator Santarsiero and Representative Brennan to present Buckingham Township with a 325 Proclamation and a check for the PennVEST Grant for PFOA Treatment.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - Buckingham Townships **Family Fun Concert Series** begins June 18th at Hansell Park from 7:00 p.m. to 9:00 p.m. with music and ice cream!
 - **Red Cross Blood Drive**: June 23, 2026 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 25, 2026 from 11:00 a.m. to 2:00 p.m. at Holicong Park.
3.
 - a. Consideration of approving Payment Request No. 1, 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 \$41,723.87.
 - b. Consideration of approving Payroll dated April 23, 2026, May 7, 2026 and May 21, 2026 and the Bill List for the meeting of May 27, 2026.
4. Consideration of approving draft Supervisor's Minutes of the April 22, 2026 Work Session and the April 22, 2026 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of approving **Resolution 2684**, Establishing the Terms, Setting New Appointments and Reappointing Members to the Park and Recreation Commission.
7. Consideration of approving the Request for a Waiver from the Subdivision and Land Development Ordinance Article 9 Design Standards, Section 9.4.A, Requiring Provisions for Encouraging the Use of Renewable Energy and Conserving Building Designs and Other Relief that would allow Flexibility in the Home's Orientation for the "**Bonargo Tract**", Durham Road, Township File SA 2008-01.
8. Consideration of approving the Preliminary Plan for "**The Estates at Furlong**", Plan dated "Rev. 5/7/26", Major Subdivision composed of 17 Single Family Residences, Township File SA 2024-02, Tax Map Parcel 6-8-32, located at 3178 York Road on 12.45 acres, in the PBR Zoning District, with an extended review period expiration date of December 31, 2026.

**BOARD OF SUPERVISORS
REGULAR BUSINESS MEETING
MAY 27, 2026
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9. 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, 2027.

10. **ESCROW RELEASE:**

"Village Crossing (AKA Penn's Purchase II)", Site, Township File SA 2018-04	Request for Release #1, Site	\$298,701.03 recommended for release
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11. **Additional Business / Manager's Items:**

- Consideration of approving an Emergency Connection to the Furlong Wastewater Treatment System for Ducoura Village Corner, LLC, 3488 York Road, TMP 06-008-017.
- Consideration of approving the Purchase Order to Dreamcrete Concrete and Masonry in the amount of \$31,880.00 for the new Pavilion Foundation at Holicong Park.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held Wednesday, May 27, 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:	Gary Weaver	Township Water/Wastewater Consultant

Mrs. Rash called the regular meeting to order at 7:15 p.m.

Senator Santarsiero and Representative Brennan presented Buckingham Township with Proclamations recognizing Buckingham Township's 325th anniversary and also presented a celebratory check in the amount of \$2,435,000 representing the Pennsylvania Infrastructure Investment Authority grant awarded to Buckingham Township to be used for PFAS Removal in the Furlong Water System.

BOARD'S ANNOUNCEMENTS

Mrs. Rash made the following announcements:

- Buckingham Townships **Family Fun Concert Series** begins June 18th at Hansell Park from 7:00 p.m. to 9:00 p.m. with music and ice cream!
- **Red Cross Blood Drive:** June 23, 2026 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 25, 2026 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. 1, 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 \$41,723.87.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Payment Request No. 1, 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 \$41,723.87.

Mr. Forest 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 Payroll dated April 23, 2026, May 7, 2026 and May 21, 2026 and the Bill List for the meeting of May 27, 2026.

Mrs. Rash made a motion, seconded by Mr. Bateman, to approve Payroll dated April 23, 2026, May 7, 2026 and May 21, 2026 and the Bill List for the meeting of May 27, 2026 in the total amount of \$1,197,393.23. The motion carried unanimously.

MINUTES

Consideration of approving the draft Supervisor's Minutes of the April 22, 2026 Work Session and the April 22, 2026 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 22, 2026 Work Session and the April 22, 2026 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 2684, Establishing the Terms, Setting New Appointments and Reappointing Members to the Park and Recreation Commission.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution 2684, Establishing the Terms, Setting New Appointments and Reappointing Members to the Park and Recreation Commission.

The Board discussed the members to be appointed, comparing recommendations made by the Park and Recreation Commission with the list of interested residents. Following much discussion and debate Mr. Bateman asked for the names one last time, and Mrs. Rash said Donna Zalepa, Douglas Seaberg, Reginald Rytter, KP Jimmink, Oscar Mikols, Colin Jefferis and Miles Gombosi. Mr. Forest asked Mr. Bateman if he wanted someone taken off and someone else added, and Mr. Bateman said no, he would vote as is.

The following residents were appointed and terms set:

- Louise Silberg, January 2031
- Lisa Braud, January 2031
- Donna Zalepa, January 2030
- Douglas Seaberg, January 2030
- Reginald Rytter, January 2029
- Klaas-Pieter (KP) Jimmink, January 2029
- Oscar Mikols, January 2028
- Colin Jefferis, January 2028
- Miles Gombosi, January 2027

The motion carried unanimously.

Consideration of approving the Request for a Waiver from the Subdivision and Land Development Ordinance Article 9 Design Standards, Section 9.4.A, Requiring Provisions for Encouraging the Use of Renewable Energy and Conserving Building Designs and Other Relief that would allow Flexibility in the Home's Orientation for the "Bonargo Tract", Durham Road, Township File SA 2008-01.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Request for a Waiver from the Subdivision and Land Development Ordinance Article 9 Design Standards, Section 9.4.A, Requiring Provisions for Encouraging the Use of Renewable Energy and Conserving Building Designs and Other Relief that would allow Flexibility in the Home's Orientation for the "Bonargo Tract", Durham Road, Township File SA 2008-01.

Mrs. Rash explained this item was discussed briefly during a previous Board of Supervisor's meeting, and it had been thought that the solar orientation should be observed per the ordinance, however since then the township received a letter from the homeowner in the center of the two lots to be developed, supporting the request for solar orientation as it would be better if all of the homes faced the road, rather than having one angled to face her home and the other angled with its back to her home. The Board agreed to honor the residents request by granting the waiver.

The motion carried unanimously.

Consideration of approving the Preliminary Plan for "The Estates at Furlong", Plan dated "Rev. 5/7/26", Major Subdivision composed of 17 Single Family Residences, Township File SA 2024-02, Tax Map Parcel 6-8-32, located at 3178 York Road on 12.45 acres, in the PBR Zoning District, with an extended review period expiration date of December 31, 2026.

Ms. Carrie Nase-Poust, Esq., Fox Rothschild, LLP, was present along with Vince Fioravanti, President of Fioravanti, Inc., Carter VanDyke, Landscape Architect, Ben Guthrie, Traffic Planner, Brian Lafond, Gola Corporate Real Estate and Chris Munz, Munz Construction and Property Owner.

Ms. Nase-Poust described the proposed subdivision at 3178 York Road, explaining it had been proposed for quite a few years, is zoned Planned Business and Residential and covers

approximately 13 acres. She explained under current zoning the property could be developed for higher density to allow 40 townhouses / multifamily, and in 2023 the applicant received variances from the Zoning Hearing Board to allow the current plan of 17 single family detached dwellings. She said in 2024 they submitted a preliminary plan, and spent 18 months working closely with township staff, consultants and the planning commission working through comments and waivers, revised the plan accordingly and have addressed the items in the May 26, 2026 Knight Engineering review letter, with most of the remaining comments “will comply”. She said they have certain items requiring direction from the Board, and are requesting quite a few waivers.

Mr. Fioravanti then reviewed the history of the project, explaining the first plan was submitted to the Zoning Hearing Board requesting variances to allow cluster family dwellings with a circular open space, perimeter buffer, walking trails, visitor parking in sufficient quantity including 34 parking spaces (2 in each driveway plus 4 parking spaces per dwelling without counting 2 in the garage). He said they have revised the plan a couple of times, with the current plan having the same substantive layout as approved by the Zoning Hearing Board and has 34 parking spaces, however instead of 4 spaces adjoining East Brighton Street they have 2 and moved the other 2 to within the development to benefit the residents of this development.

Mr. Fioravanti said there is a 50’ landscape buffer completely surrounding the site, including 550 trees and 950 shrubs. He said there is ornamental fencing to protect the buffer from encroachment, which the homeowners association is to monitor. He explained the fencing will have a 3’ gate from each property for access, but not large enough for a lawnmower to fit through. Ms. Nase-Poust clarified the buffer around the perimeter is located on the lot owned by each individual homeowner, but will be preserved through the Homeowners Association with a declaration that they cannot remove plantings, maintain as yard, etc. She said the homeowners association will be responsible for maintaining the buffer and fencing. Mr. Forest noted there was no walking trail along the north side, and Ms. Nase-Poust replied that was true due to a significant drop-off in that area, and also, they did not want to encourage access to the back right basin. Mr. Fioravanti said the sidewalk extends to the front of the property at York Road in case it is ever extended. Mrs. Rash asked if the sidewalk connects to Arbor Point, and Mr. Fioravanti replied yes, it will connect to the sidewalk at East Brighton in Arbor Point. Mrs. Cozza confirmed there are sidewalks in front of the homes, and a trail in the back.

Mr. Fioravanti said there is a central open space with underground stormwater basins, trails, gazebo and a large open area for passive recreation. He explained the open space previously had earthen basins designed, but the Planning Commission requested it all be installed underground so the residents could enjoy use of the entire center open space.

Mr. Fioravanti said they are working with Knight Engineering to design planted islands modelling the ones in Arbor Point at the end of each parking row. He said in terms of safety, they have road crossings, elevated raised intersections, stop signs, warning signs, paint striping, traffic calming devices and are requesting waivers for a shorter curve radius on the streets to slow traffic. Mr. Bateman asked if the raised intersections were an enlarged speed table, and Mr. Fioravanti replied “yes”.

Mr. Fioravanti said from a drainage perspective the property is hydrologically disconnected from other areas by elevations, and they will capture the flow and control it in a series of basins, ultimately discharged into an unnamed tributary of the Neshaminy Creek. Mr. Fioravanti said that water leaving the property will be reduced in flow rate, polished and cleaned with no drainage impacts.

Ms. Nase-Poust said they have been working closely with PennDOT and Knight Engineering, along with their traffic consultant and have been allowed right-in and right-out turns onto York Road, along with a smaller raised median in the center of Route 263. Mr. Gray explained the median will be raised concrete, with restriping on York Road to mark narrowed existing lanes that were initially marked wider than needed. Mrs. Rash asked how people coming north on York Road would access the site, and Mr. Gray said they would go through Arbor Point or Heritage Center, and enter the development from the East Brighton Street extension. Mr. Gray explained this design was the least intrusive to the neighboring developments, and that East Brighton Street in Arbor Point was extended in anticipation of connecting to a development on this parcel. Mrs. Rash asked if any Arbor Point residents had expressed concern and Ms. Nase-Poust said at one of the first meetings some Arbor Point residents were present. Most of their concerns were due to people speeding through their own development. She said her team had addressed the Arbor Point residents' concerns by discussing and agreeing upon making the requested traffic improvements in the Arbor Point development.

Mr. Bateman questioned the water and sewer service and fees for these properties. Mr. Fioravanti said their design is for conveyance. Mrs. Cozza said the water and sewer would be hooked up to the Township's Furlong Systems. Mr. Gray added that there is a direct connection to the Townships' water and sewer systems that was previously built for Arbor Point.

Ms. Nase-Poust said they had received Knight Engineering and Landscape Review Consultants letters, and also have requested 25 waivers from certain SALDO (Subdivision And Land Development Ordinance) provisions. Ms. Nase-Poust asked the Board how they would like to proceed. Mr. Gray suggested they review certain of the concerns in his May 26, 2026 letter.

Item 2.14. Mr. Gray noted in the original plan approved by the Zoning Hearing Board, there were five parking spaces offered as relief parking for the Arbor Point community between the Road A and East Brighton Street intersection adjacent to Lot 1, and the current plan shows 2 parking spaces in that area. Mr. Smith asked if the Zoning Hearing Board decision specified the five spots and did they refer to the exhibit plan in the decision? Mr. Gray said the decision says 34 total, and the exhibit plan with the Zoning Hearing Board application showed the 5 spots and while a couple of those spots were relocated, what is proposed is in substantial compliance with the Zoning Hearing Board exhibit plan. Mr. Fioravanti pointed out they still have 34 total spaces, with 2 on the connector road and the others integrated into their developments circle for their homeowners to have more access to the extra spots.

Mr. Gray noted that the majority of the requested waivers are supported as presented based on his and the Landscape Review Consultant's review comments, with some being technical, and requested to discuss the few that were not supported.

Item 3.9 SALDO § 9.23.K.1.b – Mr. Gray said this item concerns the larger detention basin in the back corner. He explained that our ordinance has provisions for the slope of the basin relative to the street grade and top of berm at 4:1 and the applicant had requested 3:1, which the Planning Commission discussed at length and determined was ok. However Mr. Gray said the basin floor must be raised above the groundwater elevation to ensure that the improvements do not impact the water table in the area. Mr. Fioravanti said they did adjust and raise the floor on the permanent basin 1B. Mr. Gray said that makes it easier for him to support the waiver. Ms. Nase-Poust added that although the basin is included in Lot 7, the Homeowners Association will maintain the basin including landscaping within the basin, due to the grade. She said following discussions with the Planning Commission they also had extended the fencing along lot 7 to provide additional protection for the basin. Mrs. Mehling expressed her appreciation as they did not want people to wander into the private property area.

Items 3.16 SALDO § 9.16.A.2.C – Mr. Gray explained that Lots 1, 9, and 16 have driveways located very close to intersections, with the driveways for Lots 10 and 15 located within the intersections. He said the ordinance requires that driveways to single family lots shall not be located less than sixty feet from the intersection. He said they are providing traffic calming and stop signs to address this. However, it is still a violation of the ordinance. Ms. Nase-Poust said this was discussed heavily during the Planning Commission meeting resulting in lots 10 and 15 to have a 5' bumpout on their driveways to accommodate a "K" turn, which the Planning Commission agreed to.

Items 3.16 SALDO § 9.5.A – Mr. Gray said the ordinance requires the developer to identify the high water table for each lot. However, due to elevated bedrock and water in the test pits, they cannot presently provide this detail for each lot. Mr. Gray explained this testing is necessary for them to provide a basement option to the prospective homebuyer. Mr. Gray said the developer agreed not to just install sump pumps as a solution and has agreed that no basements will be approved until core drilling and testing is completed for each lot showing the high water table would allow for a basement consistent with the ordinance.

Mrs. Manicone confirmed that she has no outstanding issues and is pleased there will be 6" caliper trees as required by the Zoning Hearing Board decision, rather than the usual 3" caliper trees. That helped to resolve the issue of not orienting the houses for shade and sun. She said the buffer requirement meets the ordinance as far as the quantity of material, with much landscaping going into a confined site. She did mention that some of the fencing in the rear yards may end up in drainage areas, and this will require a waiver request. Mr. Carter VanDyke, Landscape Consultant, noted that in their plans where a fence crosses a swale, it must bridge the swale with no fence post installed in the swale area and allowing the free flow of stormwater underneath. Mr. Fioravanti said this is addressed by an additional waiver requested on the May 27, 2026 updated waiver list.

Mr. Fioravanti reviewed the three additional waivers:

- Waiver 24: Section 9.24.D.5.a – Separate storm sewers in dedicated areas shall have a minimum diameter of 15 inches. He explained they are requesting a 12" diameter outlet pipe as it will be located an area not to be dedicated. He said the flows for this stormwater system do not need a pipe size larger than 12" in diameter. Mr. Gray said this would be acceptable.

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- Waiver 25: Section 9.6.A.4 – To allow the installation and maintenance of fencing within easement areas where the ordinance states that this is not permitted. Mr. Fioravanti explained in order to provide the requested buffer fencing that will surround the property and protect the landscaping, the fencing will need to cross into and through easement areas for swales and utilities. Mr. VanDyke added they are very modest swales. Mr. Smith confirmed the fence will be above the high water carrying capacity of the swale.
- Waiver 26: Section 9.23.K.5.g.i thru iv – To not require the max depth of water for the 2 year storm to be 2' deep and the max depth of water for the 100 year storm to be 3' in depth, interior slopes to be no steeper than 4:1 and that ponded water shall never exceed a depth of 24" for more than 4 hours. Mr. Fioravanti said if they complied with this ordinance the upper right basin would have to be triple the size. Mr. VanDyke said they have trees and shrubs surrounding the basin, which will be seeded with meadow grasses. The basin will not be visible. Mr. Gray said the most important fact is that the basin will be fenced.

Mr. Gray had one more item to discuss (Item 34.2 in the May 26, 2026 review letter), regarding the slope of the trail at Lot 4 and 5 exceeding the maximum trail slope permitted by ADA (Americans with Disabilities Act) standards (5%), noting it is proposed at an 8.092% slope without providing the ADA required resting intervals at the top and bottom of the 8% segments.

Mr. Gray noted the applicant had stated these trails are private community amenities, not open to the public, and he questioned if a path is private or public if it is part of the overall development plan. He noted the paths are all on private property and are within the community. Mr. Gray said while the sidewalks will connect with the sidewalks in Arbor Point, the trails located in the rear yards do not. Mr. Rosanova asked about the trails in the central open space area and Ms. Nase-Poust replied they too are private.

Mr. Bateman asked if the trails were asphalt, and Mr. Fioravanti replied yes. Mr. Bateman asked if any parts of the path are exceptionally out of compliance? Mr. Fioravanti said some may be more than 5% and are then classified as a ramp; adding that they may cause liability to the homeowner if a person has difficulty and gets hurt. Mr. Bateman asked how the trails are policed, Mr. Fioravanti said they would have "private property" signs. Ms. Nase-Poust said the trails are only for residents of the community and would be part of the disclosures. Mrs. Rash thought if the township wants a trail amenity for the residents it should be as safe as possible, and it should be ADA compliant. Mr. Fioravanti agreed to provide profiles and proposed a warning sign be placed in the areas with slopes. Ms. Nase-Poust requested this be addressed in the final plan submission. The Board agreed.

Mrs. Rash made a motion, seconded by Mr. Forest, to grant Preliminary Approval of "The Estates at Furlong", Plan dated "Rev. 1/15/26", Major Subdivision composed of 17 Single Family Residences, Township File SA 2024-02, Tax Map Parcel 6-8-32, located at 3178 York Road on 12.45 acres, in the PBR Zoning District, with an extended review period expiration date of December 31, 2026, subject to the following:

- *Compliance with all the comments in the Knight Engineering, Inc. Review Letter dated May 26, 2026, unless subject to the grant of a waiver;*

- *Compliance with all the comments in the Landscape Review Consultants' Review Letter Dated May 14, 2026, unless subject to the grant of a waiver;*
- *Compliance with all the comments in the Bucks County Planning Commissions' Review Memorandum dated July 1, 2025, unless subject to the grant of a waiver;*
- *Compliance with all the comments in the Castle Valley Consultant's Review Memorandum dated June 2, 2025, unless subject to the grant of a waiver;*
- *Compliance with all the comments in the Bucks County Planning Commissions' Review Memorandum dated July 1, 2025, unless subject to the grant of a waiver;*
- *The grant of Applicant's requested SALDO waivers as discussed.*

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.

The motion carried unanimously.

Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements to June 11, 2027 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.

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 to June 11, 2027 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. The motion carried unanimously.

ESCROW RELEASE

Consideration of approving Escrow Release #1, Site, for "Village Crossing (AKA Penn's Purchase II", Township File SA 2018-04, in the amount of \$298,701.03.

Mrs. Rash made a motion, seconded by Mr. Bateman, to approve Escrow Release #1, Site, for "Village Crossing (AKA Penn's Purchase II", Township File SA 2018-04), in the amount of \$298,701.03, pending payment of outstanding invoices. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER'S ITEMS

Consideration of approving an Emergency Connection to the Furlong Wastewater Treatment System for Ducoura Village Corner, LLC, 3488 York Road, TMP 06-008-017.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve an Emergency Connection to the Furlong Wastewater Treatment System for Ducoura Village Corner, LLC, 3488 York Road, TMP 06-008-017. The motion carried unanimously.

Consideration of approving the Purchase Order to Dreamcrete Concrete and Masonry in the amount of \$31,880.00 for the new Pavilion Foundation at Holicong Park.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve the Purchase Order to Dreamcrete Concrete and Masonry in the amount of \$31,880.00 for the new Pavilion Foundation at Holicong Park. The motion carried unanimously.

PUBLIC COMMENT

Lisa Braud, Dark Hollow Road, asked to follow up on her previous requests as a member of the Agricultural Security Area Advisory Commission to have a meeting and review any pending applications the township has received. Mr. Forest said a meeting would be scheduled in June.

Mike Feeney, Byecroft Road, said he had applied for several properties to join the Agricultural Security Area in July of 2024 and received confirmation the township had received his applications and would wait the 180 days for deemed approval. He said the applications had not been recorded by the township, nor did he receive a follow-up. Mr. Smith said several of the properties he applied for were already in the Agricultural Security Area and the others were deemed approved within 180 days of the application.

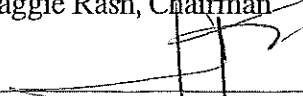
Mrs. Rash announced the Board would continue the work session and then hold an executive session to discuss police personnel, real estate easement purchases and the Bodine litigation matter.

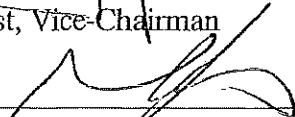
Mrs. Rash made a motion, seconded by Mr. Forest, to adjourn the meeting at 9:45 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 24th day of June, 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.

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