

3.0 PLANNING PROCESS

3.1 Update Process Summary

To begin the 2026 update process, a Hazard Mitigation Steering Committee (HMSC), composed of representatives from the Bucks County Planning Commission, and Bucks County Department of Emergency Management was formed. The HMSC sent meeting invitations to the Township or Borough Manager and Emergency Management Coordinator (EMC) in each municipality as well as to other miscellaneous partner agencies such as university representatives and non-profit organizations. A complete list of partner agencies that were invited throughout the planning process can be found in **Appendix C**. The HMSC and Hazard Mitigation Planning Team (HMPT) met in November 2024 to discuss the overall planning process, identify potential additional parties to include, and begin a discussion on any updates and changes to the hazards and associated mitigation opportunities, review hazards that affect the County, assess potential damages from those hazard events, select actions to address the County's vulnerability to such hazards, and develop an implementation-strategy action plan in order to mitigate potential losses. The HMSC updated the HMPT mailing list based on information provided in the first meeting. Section 3.2 provides additional information about the HMSC and HMPT as well as a table of members with their corresponding organization.

Municipal officials and partner agencies received written notification regarding all HMP meetings and reminder emails. A brief description of each meeting that was held is available in Section 3.3. In addition, meeting minutes, describing in detail, events of each meeting along are available in **Appendix C – Meeting and Other Participation Documentation**. Neighboring counties and OEM departments were given the opportunity to participate through plan review and open comment periods on draft plan, and their comments are also available in **Appendix C- Meeting and Other Participation Documentation**.

In order to obtain information from municipalities and other partner agencies, forms and surveys were distributed and collected throughout the planning process. Forms were presented during meetings and links to fill them out were distributed via email and completed and returned in between scheduled meetings. Communities were reminded of the importance in participating and the possible impact on municipal bond rating and FEMA grant eligibility. Communities were encouraged to attend meetings and submit forms. Table 3.5-1 lists each municipality along with their specific participation and contributions to the planning process. Sign-in sheets for each meeting with individual names are available in **Appendix C** along with all completed forms and surveys.

The Bucks County Planning Commission contracted Michael Baker International to support the HMP process and plan development. The 2026 Bucks County HMP was posted for public review on January 13, 2026, submitted for PEMA review on February 9, 2026; and FEMA review on March 26, 2026.

3.2 Update Process Summary

The HMSC for the 2026 HMP included:

Table 3.2-1 Bucks County Hazard Mitigation Plan Steering Committee

Participant	Title
Evan J. Stone	Executive Director, Bucks County Planning Commission
Matthew M. Walters	Senior Planner, Bucks County Planning Commission
Deanna M. Miller	Planner/Recycling Coordinator, Bucks County Planning Commission
Andrew G. Heimark, GISP	Director of GIS Services, Bucks County Planning Commission
George E. Wilson IV	Director, Bucks County Emergency Management
Evan Kelbaugh	Operations and Training Officer, Bucks County Emergency Management Agency

The partner agencies listed in Table 3.2.1-1 served on the 2026 countywide HMPT and actively participated in the planning process through attendance at meetings, completion of assessment surveys, or submission of comments.

Table 3.2-2 Participants in the Planning Process

Municipality /Organization	Name	Title
Warwick Township	Aaron Richwine	Lieutenant
Bucks County Planning Commission	Abigail Thomas	Planner
Middletown Township	Alan Welsh	Fire Investigator/Fire Inspector
Bristol Borough	Alexander DeAngelis	Bristol Borough Fire and EMS
Bristol Township Fire Rescue/Emergency Management	Amy Siefker	Assistant Emergency Management Coordinator
Perkasie Borough	Andrea L. Coaxum	Borough Manager
Doylestown Township	Andrea Mergner	Township Manager
Warrington Township	Angela Benner	Township Manager
Solebury Township	Annelise Dahlin	Parks and Recreation Coordinator
Township of Falls	Anthony Montonario	Fire Inspector
Northampton Township	Bill Wert	Assistant Township Manager
Durham Township	Blake Timochenko	EAC Chairman
Lower Makefield Township	Bob Lewis	LMT Police
Langhorne Manor Borough	Bob McBeth	Councilperson
Palisades School District	Brandon Kook-Whitley	Head of Maintenance
Sellersville Borough	Brenda Detweiler	Borough Manager
Morrisville Borough, New Britain Borough	Brian Focht	Consultant Representative
Palisades School District	Bridget O'Connell	Superintendent
Penndel Borough	Bud Murphy	Council Member
Barry Isett & Associates	Caitlin Mest	Consultant Representative
Telford Borough	Caitlin Pedersen	Assistant Manager
Bucks County Planning Commission	Cassandra Goodmansen	Environmental Planner
Perkasie Borough	Cassi Grillo	Zoning Officer, Code Administrator
Solebury Township	Catherine Cataldi	Township Secretary
Haycock Township	Chris Bauer	Secretary / Treasurer
Pennsbury School District	Chris Carlini	Supervisor of Safety and Security
Milford Township	Chris Kletzing	Fire Marshall
Solebury Township	Christopher Clewell	Director of Public Works
Hilltown Township Police Department	Christopher E Engelhart	Chief of Police
Solebury Township	Christopher Garges	Township Manager
Dublin Borough	Colleen M. Pursell	Borough Manager
Pennridge School District	Craig Bramble Jr.	Director of Operations
Newtown Borough	Craig Totaro	Borough Manager
Trumbauersville Borough	Craig Wilhelm	CEO/FM/EMC
New Britain Township	Dan Fox	Township Manager
Trumbauersville Borough	Dani McClanahan	Borough Administrator
Lower Makefield Township	Daniel J McLoone	Planner, Community Development Dept.
Durham Township	Danielle Cox	EMC, Township Administrator

Municipality /Organization	Name	Title
Warminster Municipal Authority	Daulton George	Assistant Manager
Lower Makefield Township	David Kratzer	Township Manager
Bensalem Township Emergency Management Agency	David Marshall	Sergeant
Hilltown Township	Deanna Ferry	Township Manager
Trumbauersville Borough	Deborah Seifter	Vice Chair
Upper Makefield Township	Denise Burmester	Director of Planning & Zoning, Code Enforcement Officer
Lower Makefield Township	Derek Fuller	Director of Public Works
Solebury Township	Det./Sgt. J. Koretzky	Sergeant
Milford Township	Devan Ambron	Assistant Manager / Secretary / Treasurer
Upper Southampton	Don Williams	Township Manager
Council Rock School District	Donald Mihalek	Manager of District Security
New Hope-Solebury School District	Ed Salamon	Safety & Security Specialist
Bensalem Township Emergency Management Agency	Edward Copper	EMS Battalion Chief
Township of Falls	Edward Pullen	Fire Inspector
Tinicum Township	Eleanor Breslin	President, Board of Supervisors
Northampton Township	Frank Fenton	Fire Marshall
Riegelsville Borough	Frank Preedy	EMC
Bridgeton Township	Gard Holby	Board of Supervisors
Wrightstown Township	Gary Smith	Zoning / Code Enforcement
West Rockhill Township	Greg Lippincott	Manager/ Municipal Administrator
Penndel Borough	James Bampffield (Jim)	Fire Marshall / Emergency Management Coordinator
Bucks County EMA	Jason S Diefenderfer	EMA Specialist
Wrightstown Township	Jason Wagner	Township Manager
Solebury Township	Jean Weiss	Administrative Assistant
Plumstead Township	Jeff Gouldy	Fire Marshall
Milford Township	Jeffery Vey	Manager
Bristol Township	Jessica Ireland	Manager
Richland Township	Jim Benner	Roadmaster
Silverdale Borough	Jim Browne	Deputy EMC
Middletown Township	Jim Ennis	Director of Building and Zoning
Buckingham Township	Jim Kettler	Director of Building and Codes / Fire Marshall / Emergency Management Coordinator
Solebury Township	Jim Kuhn	Emergency Management Coordinator
Haycock Township	Jim Levinski	Township IT Committee
Lower Makefield Township	Jim Majewski	Director of Community Development
Bucks County Water and Sewer Authority	Jim Napoleon	Engineering Manager
Township of Warminster	Joe Velten	Emergency Management and Services Coordinator
Tinicum Township	John Cole	Vice Chairperson
Lower Southampton Township	John Evarts	Township Engineer
Solebury Township	John Ives	Planning and Zoning Administrator
Wrightstown Township	John Kernan	Fire Marshall
Lower Southampton Township	John Krimmel	Police Chief
Township of Falls	John Weiss	Fire Inspector
Solebury Township	Jonathan Koretzky	Detective / Sergeant Solebury Township PD
Lower Southampton Township	Joseph Galdo	Township Manager
Tinicum Township	Judith Danko	Township Manager
Warminster Township	Justin Brewer	Warminster FD
Newtown Borough, Upper Southampton, New Britain Borough, Lower Southampton	Justin Tohanczyn	Consultant Representative
Borough of Doylestown	Karyn Hyland	Director of Building and Zoning
Solebury Township	Kate Robeson-Grubb	Sustainability and Administrative Specialist
Langhorne Borough	Kathleen Horwatt	VP Council
Tinicum Township	Kathy Moreni	Zoning Clerk
Solebury Township	Kelley Warner	Police Chief

Municipality /Organization	Name	Title
Bristol Township	Kevin Dippolito	Fire Chief/ Fire Marshall / Emergency Management Director
Warwick Township	Kyle Seckinger	Township Manager
Warrington Township	Lee Greenberg	Assistant Township Manager / Director of EMS
Richland Township	Leslie Huhn	Township Manager / Secretary / Treasurer
Haycock Township	Linda Levinski	Township Supervisor
Buckingham Township	Lisa Gerhardt	Zoning Officer
New Hope Borough	Lisa Littlefield	Zoning Officer
Bristol Borough	Lisa Pullen	Administrative Secretary
Bristol Township	Luke Miller	Safety and Security Coordinator
East Rockhill Township	Marianne Morano	Township Manager / Zoning Officer
Warwick Township	Mark Goldberg	Chief of Police
Upper Southampton	Mark Sarson	Zoning Officer
Bridgeton Township	Martin T. Focazio	Bridgeton Township EMA
Langhorne Borough	Mary Zimmerman	Interim Borough Manager
Upper Makefield Township	Matt Gorman	Planning & Zoning / EMS
FEMA Region 3	Matt McCullough	Community Planner
Tinicum Township	Matt Overbeck	Department of Public Works
Morrisville Borough	Matt Wiedenhaefer	EMC
Tinicum Township	Melissa Bottelier	Administrative Staff
Richland Township	Michael W Kisthardt	Sergeant
Solebury Township	Michele Blood	Assistant Township Manager
Barry Isett & Associates Representing: Morrisville Borough, Newtown Borough, Newtown Township, Lower Southampton Township, Upper Southampton Township, New Britain Borough, New Britain Township	Mike Italia	Consultant Representative
Bedminster Township, Dublin Borough	Mike Tuttle	Emergency Management Coordinator
Township of Warminster	Mike Walsh	Planning Director
Bensalem	Mitch Cohen	Bensalem High School
Langhorne Borough	Nancy Culleton	President
Bucks County	Neale M Dougherty	Director of Sustainability
Newtown Township & Newtown Borough	Nick Weaver	Asst. Fire Chief & Deputy EMC
Tullytown Borough	P. Marks	Consultant Representative
Durham Township	Pete Cox	Roadmaster
Langhorne Manor Borough	Peter Gray	Borough Manager
Lower Southampton Township	Rich Coppens	Public Works Director
Township of Falls	Rich Dippolito	Director of Emergency Services / Fire Marshall
Springfield Township	Rich Pursell	Township Manager / Public Works Director / Treasurer
Bedminster Township	Rich Schilling	Township Manager / Zoning Officer
Richland Township	Richard Brittingham	Assistant Township Manager / Zoning Officer / Floodplain Administrator
Richland Township	Richard J. Ficco	Chief of Police
Upper Makefield Township	Robert Kay	Emergency Management Coordinator
Northampton Township	Robert Pelligrino	Township Manager
Bensalem Township Emergency Management Agency	Robert Race	Deputy Director
Bridgeton Township	Roger Keller	Vice Chair – Board of Supervisors
Tinicum Township	Roger Margot	Department of Public Works
Bristol Borough	Ronald DeAngelis	Emergency Management
Doylestown Township	S. Salisbury	Emergency Management Coordinator
Richland Township	Scott Ambron	Code Enforcement Officer/ Building Inspector / Fire Inspector
Borough of Doylestown	Scott Fleischer	Fire Marshall
Tullytown Borough	Sean R. Torpey	Consultant Representative
Chalfont Borough	Shawn Curran	Borough Manager
Plumstead Township	Stacey Mulholland	Township Manager
Wrightstown Township	Stacy Crandell	Township Manager

Municipality /Organization	Name	Title
Barry Isett & Associates Representing: Newtown Township, Newtown Borough, Solebury Township, Warrington, Warminster, Ivyland, Lower Makefield	Stan Cywinski	Consultant Representative
Doylestown Township	Stephanie J Mason	Township Manager
Tullytown Borough	Stephen Randazzo	Consultant Representative
Plumstead Township	Steve Hicks	Assistant Township Manager
Upper Makefield Township, Yardley Borough, Upper Southampton Borough	Susan Mazzitelli	Consultant Representative
Lower Southampton Township	Ted Krimmel	Chief of Police
Nockamixon Township	Teri Lewis	Township Manager
Bridgeton Township	Terry Kuntz	Emergency Management Coordinator
Penndel Borough	Thomas Sodano	Mayor
Richland Township	Tim Arnold	Chairperson
Lower Makefield Township	Tim Chamberlain	Fire Services Director
Wynn Associates Representing: Springfield Township, West Rockhill Township, Haycock Township	Tim Fulmer	Township Engineer
Lower Makefield	Tim Reeves	Captain, Lower Makefield Township Police/EMC
Warwick Township	Tom Jones	Chief Zoning Officer
Upper Makefield Township	Trish Fitch	Planning & Zoning / EMS
Tullytown Borough	Tyler Kradzinski	Consultant Representative
Lower Bucks County Joint Municipal Authority	Vijay Rajput	Managing Director
Upper Southampton Township	Wayne McGowan	Public Works Director
Yardley Borough	Wes Foraker	Code Enforcement Officer, Emergency Management Coordinator
Tinicum Township	William Cahill	EMC
Hulmeville Borough	William Wheeler	Borough Manager
Upper Southampton Township	Zach Wolf	Code Enforcement Officer
Solebury Township	Zachary Zubris	Permit Department Administrator & Zoning Officer
Quakertown Borough	Kyle McCallister	Fire Marshal, Building Code Official
Quakertown Borough	Josh Mallery	Lieutenant, Quakertown Borough PD

3.3 Meetings and Documentation

The following meetings were held during the update process. Meetings with an asterisk (*) were open to the public. Invitations, agendas, sign-in sheets, and meeting summaries are included in **Appendix C - Meeting and Other Participation Documentation**.

- **November 12, 2024** – Steering Committee Kick-Off Meeting was held in person and attended by county representatives and the consultant to go over the HMP planning process and major milestones including the schedule for HMPT meetings and anticipated HMP submission dates. The group also discussed planning requirements, updated policies from FEMA/PEMA, relevant stakeholders, and the availability of geospatial data and other plans and documentation for integration.
- **December 11, 2024** – Steering Committee Coordination Meeting was held in person and attended by county representatives and the consultant to outline responsibilities for the planning process, identify plans for upcoming meetings, and scope plans for outreach to Bucks County authorities and special district stakeholders of the plan.
- **January 15, 2025** – Steering Committee Coordination Meeting was held in person and attended by county representatives and the consultant to go over the planning process to date, identify needs for data requests

(NFIP), share data-sharing plans (SharePoint site development), outline the upcoming Risk Assessment process, and review Bucks County's existing Goals and Objectives.

- **January 17, 2025** – PEMA and FEMA Coordination Meeting was held virtually and attended by county representatives, the consultant, PEMA, and FEMA to discuss the project scope, ensure coordination and alignment with PEMA/FEMA, and discuss methodology recommendations, particularly for HHPD requirements.
- **January 28, 2025** – Plan Participant Kick-Off Meeting* was held virtually and attended by county representatives, the consultant, and jurisdictional representatives to discuss the HMP Update Overview and the Update Planning Process, to discuss new hazards being profiled, to outline expectations for participation in Risk Assessment, Capability Assessment, and Mitigation Strategy, and to outline upcoming project schedules and next steps.
- **February 12, 2025** – Steering Committee Coordination Meeting was held virtually and attended by county representatives and the consultant to discuss feedback and post-meeting action items after the Plan Participant Kick-Off. The agenda also covered new hazards being identified and profiled, an outreach and engagement strategy including stakeholder meetings, capability assessments and risk identification county-wide.
- **March 12, 2025** – Steering Committee Coordination Meeting was held in person and attended by county representatives and the consultant to discuss alignment on mapping themes and display, review ongoing Risk Assessment work, update (and request updates on) critical facilities throughout Bucks, and provide a project status update on in-progress work.
- **April 2, 2025** – Steering Committee Coordination Meeting was held virtually to discuss invoicing, quarterly reporting, preparation for upcoming Special Districts Kick Off, preparation ongoing for the Risk Assessment meeting and ongoing analysis, and public outreach planning.
- **April 8, 2025** – Special Districts Kick-Off Meeting was held virtually and attended by county representatives, the consultant, and participating Special Districts and Authorities to introduce the HMP update process, discuss special district plan participation expectations, and outline scheduled opportunities for participation.
- **April 15, 2025** – Steering Committee Coordination Meeting was held in person and attended by county representatives and the consultant to discuss the upcoming Risk Assessment Meeting, review presentation plans for the external presentation, and confirm existing mapping direction.
- **April 29, 2025** – Hazard Mitigation Risk Assessment Meeting* was held virtually and attended by county representatives, jurisdictional representatives, participating special districts, and the consultant to present existing Risk Assessment takeaways, open a conversation for additional Risk feedback, share the process of ongoing hazard mitigation and risk assessment, and share vulnerability analysis to date. Next steps for participants were identified and shared as action items.
- **April 30, 2025** – Steering Committee Coordination Meeting was held virtually and attended by county representatives and the consultant to debrief the previous day's Risk Assessment Meeting, review

comments received during 4/29 meeting, and identify next steps re: NFIP data collection, municipal participation, and looking forward to mitigation action planning.

- **May 28, 2025** – Steering Committee Coordination Meeting was held virtually and attended by county representatives, representatives from PEMA/FEMA, and the consultant to discuss opportunities for Bucks County’s HMP to be a leader or example of a plan with improved HMP processes, in a goal to make HMPs more accessible, useful, and helpful to communities to find focus for risk-reduction.
- **June 24, 2025** – Steering Committee Coordination Meeting was held in person and attended by county representatives and the consultant to discuss PEMA/FEMA feedback, ongoing survey development, and feedback from jurisdictional representatives for Capability and Hazard assessments.
- **July 30, 2025** – Steering Committee Coordination Meeting was held in person and attended by county representatives and the consultant to discuss mapping progress to date, survey feedback ongoing, and development of hazard mitigation strategy.
- **August 27, 2025** – Steering Committee Coordination Meeting was held virtually and attended by county representatives and the consultant to discuss the upcoming Annual HMP Meeting, opportunities for coordination with mitigation action workshopping, and updates from public survey feedback ongoing.
- **September 24, 2025** – Steering Committee Coordination Meeting was held in person and attended by county representatives and the consultant to discuss Capability Assessment efforts, county-wide mitigation goals and strategies, review Bucks County’s updated plan Goals and Objectives, and the creation of mitigation ‘worksheets’ to assist municipal conversations.
- **October 15, 2025** – Steering Committee Coordination Meeting was held in person and attended by county representatives and the consultant to discuss survey takeaways from the public survey, provide a survey report on all feedback received, and share updates on the mitigation worksheet creation.
- **October 29, 2025** – Steering Committee Coordination Meeting was held virtually and attended by county representatives and the consultant to align on plans for the upcoming Mitigation Action Workshop, check off all to-do list items prior to the workshop in-person, and review created worksheets so actionable feedback could be gained from jurisdictional attendees.
- **November 7, 2025** – Mitigation Action Workshop was held in-person and attended by county representatives, the consultant, and municipal staff to discuss the work each municipality has done to further existing mitigation actions and identify new actions to respond to municipally-identified hazards. This workshop presented an update on the ongoing HMP process, identifying goals for mitigation, and used small-group breakout sessions to effectively reach participants and assist them in action identification and tailoring to their hazard concerns and mitigation goals.
- **December 22, 2025** – Steering Committee Coordination Meeting was held virtually and attended by county representatives and the consultant to discuss the upcoming Plan Review Meeting, draft plan summaries and timelines, and recap on participation to date.
- **January 13, 2026** – Draft Plan Review Meeting*: A Draft Review meeting was held virtually, in order to provide an opportunity for the public and participating jurisdictions to review information on the plan draft, ask questions, and provide feedback on the draft document. Additionally, instructions about when and how to

review the draft HMP were covered as well as a final timeline for the review and submission to PEMA and FEMA. Meeting attendees were asked to provide feedback via the provided digital question/comment form or by sharing via email.

- **January 20, 2026** – Steering Committee Coordination Meeting was held virtually and attended by county representatives and the consultant to review comments received from the Draft Plan Review Meeting, identify next steps for the public comment period and integration of suggestions, and next steps for plan delivery.

Additionally, Bucks County Planning Commission emphasizes a commitment to making regular Hazard Mitigation Plan Updates beneficial and actionable in their communities and jurisdictions. To help make mitigation a successful effort during non-update years, the Commission holds annual Hazard Mitigation Planning Meetings. These meetings for the interim years (2022 – 2025) are summarized below.

- **October 26, 2022** – Annual Hazard Mitigation planning meeting. BCPC staff provided an update on municipal adoptions of the 2021 Hazard Mitigation Plan (HMP) Update, reviewed the plan amendment process, introduced the hazard mitigation project tracker, and shared an initial update on the 2026 plan update, noting that funding applications have been submitted and are pending. Ernie Szabo, PEMA Hazard Mitigation Planner, provided an overview of hazard mitigation funding and discussed emerging trends in hazard mitigation, including climate adaptation, the Justice40 Initiative, and FEMA Community Lifelines. Bucks County Emergency Management Agency staff outlined hazard mitigation planning training opportunities available in 2022 and reviewed 2021 hazard mitigation activities, including coordination with Michael Baker, Inc. on planning and participation in FEMA/PEMA training in support of the Hazard Mitigation Grant Program related to recovery efforts following Hurricane Ida. The meeting also introduced the newly formed Bucks County Sustainability Department, which will focus on developing a County Operations Sustainability Plan and a Local Climate Action Plan in the next year.
- **October 25, 2023** – BCPC staff provided an update on municipal adoption of the 2021 Hazard Mitigation Plan, noting that 53 of the County's 54 municipalities have formally adopted the plan and that all 54 participated in the planning process. Staff also announced that funding has been secured for the 2026 Hazard Mitigation Plan update, with a consultant expected to be selected in 2024. In addition, the Bucks 2040 Vision Plan is currently underway, with hazard mitigation planning incorporated into the new countywide comprehensive plan. Adoption of Bucks 2040 is anticipated in early 2024. The Bucks County Sustainability Department presented an update on the County Operations Sustainability Plan, which is in progress and expected to be adopted in April 2024. Work is also underway on the Local Climate Action Plan, which is being completed with assistance from Penn State University. Ernie Szabo, PEMA Hazard Mitigation Planner, presented an overview of the Commonwealth Enhanced Hazard Mitigation Plan, which was approved in September 2023. The plan maintains Pennsylvania's enhanced status, allowing the Commonwealth to receive 20 percent of Public Assistance funding rather than the standard 15 percent, and enables closer coordination between PEMA and FEMA. The status of hazard mitigation funding opportunities was also discussed, with an emphasis on projects that benefit disadvantaged communities and address

climate resilience and adaptation. Tim Brewer, Chief of the Upper Makefield Fire Company, provided an overview of the flash flood event that occurred in Upper Makefield Township on July 15, 2023, and the associated emergency response. During the late afternoon, heavy rainfall moved into the Washington Crossing and Yardley area, dropping approximately 6–7 inches of rain in about 45 minutes. Tragically, the event resulted in the loss of seven lives.

- **October 30, 2024** – BCPC staff provided an update on the County’s hazard mitigation efforts in 2024. Michael Baker International was selected as the consultant for the 2026 Hazard Mitigation Plan update. The County also initiated the Act 167 Stormwater Management Plan update, which will consolidate the existing nine watershed-based plans into a single, unified countywide stormwater management plan. The Bucks County Sustainability Department provided an update on the Local Climate Action Plan and other sustainability initiatives undertaken throughout the year. Additionally, PEMA provided an overview of available mitigation funding opportunities.
- **November 7, 2025** – BCPC staff provided an update on the progress of the 2026 Hazard Mitigation Plan update and the Act 167 Stormwater Management Plan update. The Bucks County Emergency Management Agency presented an overview of the Bucks County Emergency Operations Plan, the Limerick Emergency Response Plan, and the Integrated Preparedness Plan. The primary focus of the annual meeting was the Mitigation Action Workshop led by the consultant team from Michael Baker International. The team first presented an overview of the 2026 Hazard Mitigation Plan update, including the project schedule, participation overview, and capability assessment. During the workshop portion of the meeting, the consultant team met with attendees individually to provide assistance with developing and refining mitigation actions.

3.4 Public and Stakeholder Participation

Each municipality was given multiple opportunities to participate in the HMP process through invitation to meetings, general comment opportunities, one-on-one meetings, review of risk assessment results and mitigation actions, and an opportunity to comment on the draft HMP. The documents listed below were distributed with meeting invitations or at meetings to solicit data, information, and comments from local municipalities and other stakeholders in Bucks County. Responses to these worksheets and surveys are included in **Appendix C**:

- **Hazards in Your Community:** Bucks County had a robust risk assessment in its 2021 plan with 22 hazards. For the 2026 update, participants were asked to analyze the spatial extent, impact, probability, and significance of hazards to add to the analysis of existing hazards. They were also asked to identify new hazards impacting the county.
- **Capability Assessment Survey:** Collects information on local planning, regulatory, administrative, technical, fiscal, political, and resiliency capabilities that can be included in the countywide mitigation strategy.
- **Mitigation Action Review Form:** Jurisdictions were provided their existing actions to note progress, and elect new actions.

- **New Mitigation Action Form:** This form, sent prior to the in-person Mitigation Strategy Workshop, provides an opportunity for municipalities and partner agencies to add new mitigation actions to the 2026 plan.

Community participation and comment was encouraged throughout the planning process, particularly through the County's project website: [Bucks County 2026 Hazard Mitigation Plan | BCPC Connects](#). This site acted as a repository for the entire planning process, including presentations (PPT and meeting recordings), agendas, minutes, and worksheets from each meeting as well as promulgating meeting dates, times, and important announcements. A public survey was posted to this website and shared out by plan participants through social media channels, listservs, and other websites. The public survey is referenced additionally in Chapter 4: Risk Assessment and was incorporated throughout the planning process to inform experienced risk, perceived local vulnerability, and community feelings about Bucks County's experience of hazards county-wide.

3.5 Multi-Jurisdictional Planning

This HMP was developed using a multi-jurisdictional approach. Though County level departments have resources such as technical expertise and data which local jurisdictions may lack; involvement from local municipalities is critical to the collection of local knowledge related to hazard events. Local municipalities also have the legal authority to enforce compliance with land use planning and development issues. The County undertook an intensive effort to involve all 31 townships and 23 boroughs in the planning process. A portion of Telford Borough is in Montgomery County; this plan only addresses the risks to Bucks County residents. For Telford Borough residents to be eligible for FEMA disaster grant funding across the entire municipality, community officials may want to participate in and adopt both County HMPs.

Table 3.5-1 documents jurisdictional presence at the meetings described in Section 3.3 and other involvement from each jurisdiction throughout the planning process. Each municipality was emailed or mailed invitations to all meetings and if email addresses were available, received email reminders prior to each meeting. Surveys and forms were mailed or emailed to jurisdictions along with letters requesting that local information be provided. A total of 98 percent of the municipalities, 53 of 54 total municipalities, attended at least one meeting or completed one feedback form. One jurisdiction, Richlandtown Borough, did not participate in the 2026 HMP update, process, and have been classified as a non-participant.

As part of the plan update, the planning team invited non-jurisdictional participation in the plan, open to not only municipalities within Bucks County but special districts, educational institutions, environmental and planning bodies, and owners/operators of HHPDs. These eligible special districts were invited to participate throughout the plan update process, and were asked to provide information on vulnerabilities, capabilities, and mitigation opportunities within their service areas and affecting their facilities. Those who met full participation requirements are documented in the tables below. Others who participated through meeting attendance or feedback, but did not pursue full participation eligibility and plan adoption, including Palisades School District, Pennsbury School District, Pennridge School District and the Lower Bucks County Joint Municipal Authority, provided helpful information,

insight into their facilities and operations, and identified critical functions to support community lifelines, and are documented as *plan stakeholders* for this plan update.

Table 3.5-1 Meeting Attendance

Participant	Kick-Off Meeting	Risk Assessment Meeting	Mitigation Strategy Workshop	Draft Plan Review Meeting
Bucks County	X	X	X	X
Bedminster Township		X	X	
Bensalem Township	X			X
Bridgeton Township	X			X
Bristol Borough	X	X	X	X
Bristol Township	X	X	X	X
Buckingham Township		X	X	X
Chalfont Borough	X			X
Doylestown Borough	X	X	X	X
Doylestown Township	X	X	X	X
Dublin Borough	X	X	X	X
Durham Township	X	X		X
East Rockhill Township	X	X		
Falls Township	X			
Haycock Township	X	X		X
Hilltown Township	X	X		X
Hulmeville Borough				X
Ivyland Borough				X
Langhorne Borough	X			
Langhorne Manor Borough	X			X
Lower Makefield Township	X		X	X
Lower Southampton Township	X	X	X	X
Middletown Township	X		X	
Milford Township	X	X	X	X
Morrisville Borough	X	X	X	X
New Britain Borough	X	X	X	X
New Britain Township	X		X	
New Hope Borough	X	X	X	X
Newtown Borough	X		X	X
Newtown Township	X	X	X	X
Nockamixon Township			X	
Northampton Township	X			X
Penndel Borough	X	X		X
Perkasie Borough			X	X
Plumstead Township	X			
Quakertown Borough				X
Richland Township	X	X		X
Riegelsville Borough	X	X	X	X
Sellersville Borough	X			X
Silverdale Borough	X			
Solebury Township	X	X	X	X
Springfield Township	X	X		X
Telford Borough	X			
Tinicum Township	X	X	X	X
Trumbauersville Borough		X	X	
Tullytown Borough		X		
Upper Makefield Township	X		X	X
Upper Southampton Township	X	X	X	X
Warminster Township	X			X
Warrington Township			X	X
Warwick Township	X	X	X	X
West Rockhill Township	X	X		

Participant	Kick-Off Meeting	Risk Assessment Meeting	Mitigation Strategy Workshop	Draft Plan Review Meeting
Wrightstown Township	X	X	X	X
Yardley Borough	X	X	X	X
Special Districts				
Council Rock School District	X			
Warminster Municipal Authority	X			
Total	47	31	30	41

Table 3.5-2 Submission Documentation

Participant	Hazard Identification Survey	Capability Assessment Survey	Plan Review Comments
Bedminster Township			X
Bensalem Township	X		X
Bridgeton Township	X		X
Bristol Borough	X		X
Bristol Township	X		
Buckingham Township	X	X	X
Chalfont Borough			X
Doylestown Borough			X
Doylestown Township	X	X	X
Dublin Borough	X	X	
Durham Township	X		
East Rockhill Township	X	X	
Falls Township	X		
Haycock Township	X	X	
Hilltown Township	X		
Hulmeville Borough	X		X
Ivyland Borough			X
Langhorne Borough	X	X	
Langhorne Manor Borough	X	X	
Lower Makefield Township	X	X	X
Lower Southampton Township	X	X	
Middletown Township	X		X
Milford Township			X
Morrisville Borough	X		
New Britain Borough	X	X	
New Britain Township			X
New Hope Borough	X	X	X
Newtown Borough	X		
Newtown Township	X	X	
Nockamixon Township	X		X
Northampton Township	X		
Penndel Borough			X
Perkasie Borough	X	X	X
Plumstead Township	X		X
Quakertown Borough			X
Richland Township	X	X	
Riegelsville Borough	X	X	X
Sellersville Borough			X
Silverdale Borough		X	
Solebury Township	X	X	X
Springfield Township	X	X	
Telford Borough	X		
Tinicum Township	X	X	X

Participant	Hazard Identification Survey	Capability Assessment Survey	Plan Review Comments
Trumbauersville Borough	X		
Tullytown Borough	X	X	
Upper Makefield Township	X	X	X
Upper Southampton Township			
Warminster Township	X	X	
Warrington Township	X	X	X
Warwick Township	X	X	X
West Rockhill Township			
Wrightstown Township	X	X	X
Yardley Borough	X	X	X
Special Districts			
Council Rock School District			X
Warminster Municipal Authority			X
Total	41	24	29