

**BUCKINGHAM TOWNSHIP**

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**BUCKINGHAM TOWNSHIP****Board of Supervisors****Work Session Agenda****May 26, 2022****6:00 p.m.**

6:00 p.m. Executive Session

6:45 p.m. Manager's Items

7:00 p.m. 841 Swamp Road, Proposed Building Lot Location  
TMP 06-022-019, 06-022-020, 06-022-024

**Buckingham Township Board of Supervisors**  
**Work Session**  
**Minutes**

The work session of the Buckingham Township Board of Supervisors was held on May 26, 2022 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Paul Calderaio	Chairman
	Jon Forest	Vice-Chairman
	Maggie Rash	Member
	Dana S. Cozza	Township Manager
	Daniel Gray	Township Engineer
	Craig A. Smith, Esquire	Township Solicitor
Not Present:	Luke Rosanova	Bucks County Planning Commission
	Gary Weaver	Township Water/Wastewater Consultant

*The Work Session commenced at 6:00 p.m. with Executive Session to discuss personnel matters and potential offers for land preservation easements.*

**841 Swamp Road, Proposed Building Lot Location, TMP 06-022-019, 06-022-020, 06-022-024**

Mr. Chance Worthington, Mrs. Jessica Wong and Mr. Jeff Wong were present to discuss use of their preserved property located at 841 Swamp Road.

Mr. Worthington explained that Mr. and Mrs. Wong would like to move the easement designated building envelope on the preserved property from the current location to the north farm field in the corner of the rear property, which they understand will require amending the conservation easement which is held exclusively by Buckingham Township. Mr. Worthington explained the net benefit for conservation would be to create a complete farmable lot in the front south facing field as the existing structures would be demolished, and to eliminate the Swamp Road driveway. Mr. Worthington said they proposed using the existing farm lane from Smith Road as the new driveway.

Mrs. Rash asked how they intended to turn two acres with a septic system and a house into a farm field. Mr. Smith said there would be masonry and compacted soils in that area following demolition, and explained the township needs to be sure the land will be useful for agriculture. Mr. Smith asked what the soils will end up being as compared to the soils currently farmed in the back of the property. Mr. Worthington proposed removing the concrete and backfill, and moving agricultural soils from the back to the front parcel. Mr. Gray said it's the soils underneath that matter; the whole mantle, not just the top. Mr. Gray said the soils could be fertilized with organic materials added to revert it back to farmland. Mr. Gray did point out that the existing septic is an inground trench system, and recommended they cannot plant crops to be eaten on top of it. Mr. Gray asked if they plan to grow sod, and Mr. Wong said the plan is still in development.

Mr. Smith asked if they had tested for suitability for a septic field in the back area, and Mr. Worthington said not yet.

Mrs. Rash recommended they adjust the proposed two acre building envelope towards the corner, rather than in the middle of the farm field. Mr. Worthington said they could look at pushing the envelope back to the minimum setback. Mrs. Rash noted that the object of the conservation easement is not to do anything that interferes with the maximum use of farmable lands, so to take the entire quadrant and use two acres in the middle would make that entire area useless for farming.

Mr. Wong explained their plans are not for conventional monoculture crops such as corn or soy, but rather for a small orchard and vegetables. Mr. Wong agreed it is important to stay true to the easement, but argued that placing the 2-acre envelope more toward the center would not take the area surrounding it out of commission. He said every square inch can be used. Mr. Gray said the ordinance requires a 200' farmable buffer typically, based on the size of modern farm equipment, and the proposed plan shows less. Mr. Worthington agreed they would look at that more closely and mutually agree on the placement of the building envelope.

Mrs. Rash asked if they would consider placing the driveway along the top of the property along the border, rather than through the center of the parcels. Mr. Gray said they could move the building envelope towards the driveway in that direction to maximize the border properties and not cut across usable farmland.

Mr. Forest said he did not have a problem with this concept, and appreciated the proposal to set the house far off of the road where it won't even be noticed. He agreed a driveway from Smith Road would be safer than the one on Swamp Road. Mr. Calderaio agreed, adding that he appreciates the spirit of the proposal. Mrs. Rash said she had no problem as long as they maximize the amount of farmland, and suggested they come back in with a revised drawing. Mrs. Rash said the conservation program is really important and uses taxpayer dollars, adding that she appreciates what Mr. and Mrs. Wong would like to do, she is just being cautious.

*7:30 p.m. The Work Session adjourned.*

*9:05 p.m. The Work Session resumed.*

### **Day in the Park**

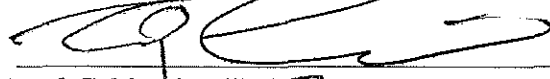
Mrs. Cozza suggested that the township change things up and replace the regular "Day in the Park" event at George M. Bush Park with a concert and food trucks at the new Holicong Park pavilion in the fall. The Board was agreeable.

*9:11 p.m. The Board retired into Executive Session to discuss the prospective settlement of ongoing litigation.*

*9:50 p.m. The Work Session adjourned.*

Approved by the Board of Supervisors on the 22<sup>nd</sup> day of June, 2022.

Buckingham Township Board of Supervisors

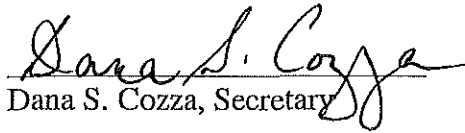


Paul Calderajo, Chairman

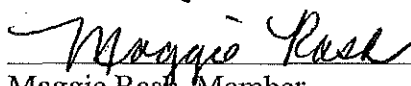


Jon Forest, Vice Chairman

Attest:



Dana S. Cozza, Secretary



Maggie Rash, Member

*Minutes respectfully submitted by Lori Wicen.*

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