

# BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912  
Phone (215) 794-8834 • Fax (215) 794-8837

Website - [www.buckinghampa.org](http://www.buckinghampa.org)



## BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda August 24, 2022 6:00 p.m.

6:00 p.m. Executive Session

6:30 p.m. Manager's Items

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

The work session of the Buckingham Township Board of Supervisors was held on August 24, 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 police personnel matters and to discuss potential litigation against a security holder.*

**“Sycamore Hollow Farms” (Hiland Tract) – Lot 1, Township File SA 2010-01**

Mr. Robert Jones and Ms. Kim Corsini were present to discuss the misplacement of the septic system installed on Lot 2.

Mr. Gray explained there are three lots in the “Sycamore Hollow Farms” project, and each of them had 2-acre building envelopes assigned to contain the building improvements. He said the Board had previously granted approval for the building envelope to be moved back further on lot 2. Mr. Gray said while the lot was under construction, the septic system was moved out of the building envelope and into the conservation easement area.

Mr. Jones said when the Bucks County Department of Health came to test, they wouldn't accept the previous perc test, so they looked for more suitable locations. Mr. Jones said he was unaware the location was outside the building envelope until he submitted the as-built plan to Knight Engineering in order to get the Certificate of Occupancy.

Mr. Forest asked how large the area of encroachment was, and Mr. Gray replied it was about 2000 square feet. Mr. Forest asked if they had 2000 square feet in the preserved portion to replace it with, and Mr. Jones replied “yes”. Mr. Gray suggested they could have their engineer identify an equivalent area that does not have a septic system, to record back onto the easement. He said a monument marking boundary would be placed, and the conservation plan would need to be revised as filed with the Bucks County Conservation District to confirm that farming activities continue to be performed appropriately.

Mr. Gray suggested that the final escrow release not be processed until the easements are in place. The Board agreed.

**“Total Skills, LLC”, Township File LD 2021-04, Tax Map Parcel 6-4-15-1**

Mr. Gray explained that when the applicant was having infiltration testing performed, which Knight Engineering inspected, there was sewage overflowing into the front yard of the property. The Bucks County Department of Health inspected and determined the existing septic system capacity would not handle flows for a new building. Further, the Applicant advised there are no suitable areas onsite to provide septic for the building facilities being proposed. Mr. Gray said the applicant is requesting to be allowed to connect to the Bucks County Water and Sewer Authority system, which provides the wastewater service for the homes across Burnt House Hill Road from this property.

The Board was not in favor of relinquishing the wastewater service as it would diminish the capacity the Township has for emergency connections and set a precedent for other properties in the area.

Mr. Gray said he would advise the applicant to look for other alternatives, easements or offsite areas.

**3718 York Road, Proposed Development**

Mrs. Cozza informed the Board that the Township had received a pre-submission sketch plan for the property located at 3718 York Road, proposing 40 townhomes. She reminded the Board that a similar development had been proposed at this location several years ago, and the then applicant's own Consultants determined that the site would accommodate 17 homes, at the most. Mr. Gray said he had provided the applicants' attorney with the prior review and they would most likely reassess the project.

**Budget Meeting Schedule**


Mrs. Cozza said it was time to make the meeting schedule to discuss the 2023 proposed budget with the department heads, and requested availability from the Board. The Board agreed to check their schedules.

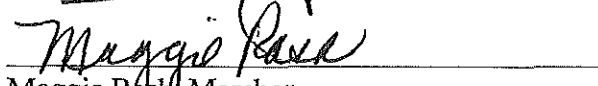
7:30 p.m. The Work Session adjourned.

Approved by the Board of Supervisors on the 28<sup>th</sup> day of September, 2022.


**Buckingham Township Board of Supervisors**

  
\_\_\_\_\_  
Paul Calderaio, Chairman

  
\_\_\_\_\_  
Jon Forest, Vice-Chairman

  
\_\_\_\_\_  
Maggie Rash, Member

Attest:

  
\_\_\_\_\_  
Dana S. Cozza, Secretary

*Minutes respectfully submitted by Lori Wicen.*

19088