

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held August 23, 2023 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

The work session began at 6:00 p.m.

2873 West Fox Chase Circle, TMP 6-10-91-6, Discussion on Requirements to allow a Septic System within a Reforestation Easement - Mr. Azevedo

Mr. Azevedo, West Fox Chase Circle, was present to discuss the requirements with the resolution approved in July to allow a septic system within a reforestation easement. He said he has no argument in replacing the trees as the resolution requires, however after contacting many surveying companies, none are available at this time to survey and prepare the required replacement easement area.

Following much discussion, it was agreed that Mr. Gray and Mr. Smith would prepare the necessary survey and easement document for recording. Mrs. Cozza offered that the township staff would have the document recorded at the Bucks County Recorder of Deeds Office, and Mr. Azevedo could reimburse the township for the fee. Mr. Azevedo understood at that time he would be able to request release of the septic permit from the Bucks County Department of Health, and proceed with scheduling the installation.

Ms. Manicone, Landscape Review Consultant, asked if Mr. Azevedo would be required to plant replacement trees, and if so, where. Mr. Gray said the replacement trees must be planted within the new reforestation easement. Mr. Azevedo said his original landscaping plan showed the existing trees, and Mr. Gray said those trees could be captured in the new reforestation easement. Mr. Azevedo confirmed the trees did not need to be planted prior to the septic system installation, and Mr. Gray agreed that trees should not be planted in August, but must be planted this fall.

Upper Mountain Estates – entrance feature (Township File SA 2001-08)

Mrs. Cozza said the Upper Mountain Estates homeowner's association had requested to keep the entrance sign after dedication of the development, even though the agreement says it must be removed. She said they had submitted a design for a new entrance sign, and it was in the Board's electronic packets.

Mr. Smith reminded the Board that a previous supervisor wanted the development entrance signs removed upon completion as her theory was that Buckingham was one community, not to be separately identified by each distinct development.

Mrs. Rash said she did not care for the backlit look. Mr. Forest and Mr. Calderaio had no problem with granting the request to keep an entrance sign and they were not opposed to the proposed sign design.

Campbell Tract, Township File SA 2001-18 – Update

Mr. Gray provided an update on completion of the Campbell Tract, saying that after the township received the security from the bank to complete the work, he met with Ms. Manicone, Landscape Review Consultant, to prepare a list of outstanding items. He said they had also met with the homeowners to discuss the outstanding items and to clarify their wishes for replacement of dead landscaping or plantings that had not been installed. Mr. Gray said if the board approves, he will have a package prepared next week to go out to bid for completion of the outstanding items.

Mr. Smith confirmed the work was being sent out to bid, and would be paid for by the money originally posted by the developer, so would not be bid at prevailing wage. Mr. Gray agreed that was true, and said the work would include completion of the drainage, erosion and sedimentation controls, and landscaping.

The Board approved Mr. Gray proceeding with the bid to complete the project.

4563 Landisville Road, TMP 6-4-21, Request for Emergency Sewage Connection

Mrs. Cozza explained that the owners of 4563 Landisville Road are planning to sell the property, which has a failing septic system, and have requested an emergency sewage connection. Mrs. Cozza said this property is within the Bucks County Water & Sewer Authority's service area, and the township would need to relinquish one EDU to Bucks County Water & Sewer Authority, which the resident would then purchase from them. Mr. Weaver said one EDU costs \$3,000 in Buckingham Township. Mrs. Cozza said the township has 37 EDU's remaining for these types of emergency connections following release of this one.

The Board agreed to add the matter to a future agenda for consideration.

6:35 p.m. The Board of Supervisors retired into Executive Session to discuss Police personnel and land preservation matters and the SF4 litigation.

Approved by the Board of Supervisors on the 27th day of September, 2023.

Buckingham Township Board of Supervisors

Paul Calderaio, Chairman

Maggie Rash, Vice-Chairman

Jon Forest, Member

Attest:

Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.