

# BUCKINGHAM TOWNSHIP

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## BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda January 22, 2025 6:00 p.m.

Executive Session

7:00 p.m. Smith/Swamp Roads, Building Lot Location on Preserved Property,  
TMP 06-022-017-001

Manager's Items

- BOS meeting time

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

The work session of the Buckingham Township Board of Supervisors was held January 22, 2025 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Maggie Rash	Chairman
	Jon Forest	Vice-Chairman
	Paul Calderaio	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

**5:30 p.m. – 7:10 p.m. Executive Session to discuss police and non-uniformed personnel, agricultural preservation prospective offers and Lykon, Sharpe and Froehlich litigation matters.**

**7:10 p.m. Smith/Swamp Roads, Building Lot Location on Preserved Property, TMP 06-022-017-001**

Mr. Lou Bodine, Mr. Kirk Clauss and Mr. George Kiriakidi were present to discuss a sketch plan showing the 2 acre curtilage area to contain the proposed house on a preserved parcel. Mr. Bodine explained he had been before the Board in the past to discuss the curtilage placement, and had been asked to return when he had a plan prepared.

Mr. Clauss explained that his firm, Schlosser & Clauss, was retained by the applicant to survey the property and prepare a plan. He said septic testing had been done and the plan was prepared to show the septic areas, proposed stormwater management area and the 2 acre area proposed for the dwelling unit to be placed within along Smith Road. Mr. Clauss said if the Board was agreeable to the curtilage placement, they would then move forward with engineering the plan.

Mr. Stan Yavoroski, Swamp Road, shared a concern regarding the proposed septic system, as it appears to be atop an existing well that the original property owner, Mr. Warren, had dug. Mr. Yavoroski explained that in amendment one to the conservation easement, there is a drawing that shows the preferred placement of the curtilage area, with a dot which represents where the well had been dug. Mr. Clauss said that his plan shows where the surveyors located the well, and Mr. Forest noted it is at least 100' away from the reserve septic area, which is required. Mr. Bodine said he had spoken with Mrs.

Warren who confirmed there was only one well on the property, and that is the one shown on their plan.

Mr. Yavoroski also stated the amendment doesn't say where the curtilage is, but states where the "house site" is to be located. Mrs. Rash said traditionally, the township easements place the house site within the curtilage area. Mr. Yavoroski said this easement was done differently as this 14 acre parcel was allowed to be split from the original parcel, and that Doc. Warren had put in the well at the suggestion of the realtor in order to try and sell it. Mr. Yavoroski also said this gets messy as the easement also benefits him and as a beneficiary, he has rights under the easement.

Mr. Forest said this plan shows the septic further away from Mr. Yavoroski's property than prior plans showed and was a previous concern, and noted that the development is on the edge of the property so there is no driveway going through the farmland. Mrs. Rash added it also is located away from the Smith Road neighbor's existing home.

Mr. Yavoroski said he believes something can be worked out with himself and the neighbors being satisfied. He continued he isn't saying don't build anything there. He said the well issue needs to be resolved, and it would be nice if trees were planted between the proposed house and adjacent properties. Mr. Bodine said there were trees on all sides of the curtilage. Mr. Yavoroski replied that one side of the property is a lane owned by himself, and the trees are Ash and are dead. Mr. Kiriakidi said if they are required to put in trees, they will.

Mr. Yavoroski said he would be willing to allow the house to be moved to the proposed location, but needs confirmation that the well has been properly abandoned and that the stormwater management won't increase runoff onto his property. Mr. Smith stated the required design of any stormwater management system is that neither the volume nor rate of flow of stormwater that will leave the property after construction may be more than before construction. Mr. Gray confirmed, in fact, there will be rate reductions and the system will be required to produce less stormwater runoff than currently.

Mr. Forest said he liked the placement of the curtilage and improvements within, and Mr. Calderaio agreed. Mrs. Rash said the agricultural easements are meant to provide for less development, leave open fields and continue agricultural use of the property, and that she was in agreement with the placement, but wanted confirmation of the original well being properly abandoned.

Mr. Yavoroski said he would make a list of his concerns as discussed and Mrs. Rash said the list would be shared with the applicant. Mr. Yavoroski said he was comfortable with the project moving forward as discussed.

Mr. Clauss said they would proceed to fully engineer the plan and review it with the township engineer. Mr. Kiriakidi asked if they needed to return to the Board of Supervisors on this matter and Mrs. Rash said no.

7:30 p.m. The work session was adjourned.

7:58 p.m. The work session resumed.

**“Wycombe Vineyards”, Township File SA 2024-03, New Hope / Forest Grove Roads  
TMP 06-018-069**

Mr. Gray explained the township had received a subdivision plan on a preserved property and wanted to confirm that the Board was in favor of the proposed house location along New Hope Road. Mr. Gray suggested that in the future a preservation easement contain the exact location of where a house may be placed. Mr. Smith agreed and also said he could write an agreement that the house lot cannot be sold separately from the remainder of the preserved property, so that a non-buildable lot is not created. Mr. Gray said in this subdivision there would be deed restrictions for this purpose.

8:05 p.m. The Work Session adjourned.

**Approved by the Board of Supervisors on the 26th day of February, 2025.**

**Buckingham Township Board of Supervisors**

Maggie Rash, Chairman

Jon Forest, Vice-Chairman

Paul Calderaio

Attest:

Dana S. Cozza, Township Secretary

*Minutes respectfully submitted by Lori Wicen.*