

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda December 17, 2025 4:30 p.m.

4:30 p.m. Executive Session

5:15 p.m.

- Mallon Tract, PSW 190013, TMP #6-18-127, Request for expansion of previously approved relief from the Buckingham Township Stormwater Ordinance.
- Land Development Waiver Request submitted by the Central Bucks School District for the C.B. East / Holicong Wellhouse Project, TMP #6-14-12
- Manager's Items

6:00 p.m. 325 Committee / Historic Commission

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held December 17, 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

The work session began at 4:30 p.m. with Executive Session to discuss ongoing litigation – Froehlich, Lykon, Kervick, McArdle and Feeney - and police personnel.

Mallon Tract, PSW 190013, TMP #6-18-127, Request for expansion of previously approved relief from the Buckingham Township Stormwater Ordinance

Mr. Nicolas Rose of ProTract Engineering, Inc. was present with Mr. and Mrs. Mallon of Mountaintop Road, to explain an adjustment to the stormwater calculations as shown on the as-built plan due to additional impervious surfaces installed during the construction process. He said they had originally received a waiver and were now requesting an amendment to compensate for the increase.

Mr. Gray confirmed the project had received a waiver for the 50-100 year storm, which was a significant amount. He said with the additional increased calculations the stormwater is greater than pre-development calculations. Mr. Gray noted as part of the previously granted relief, they were instructed to install additional silt socks that are supposed to stay permanently to help with the stormwater. Mr. Rose confirmed that no stormwater leaves the site as they have very good soils for absorption.

Mr. Gray recommended that Mr. Rose certifies that the roof drain is relocated into the infiltration bed, as not much else can be done at this point.

Mr. Rose asked if they needed to stay for the formal meeting, and Mrs. Rash said no, the request will be acted on.

Land Development Waiver Request submitted by the Central Bucks School District for the C.B. East / Holicong Wellhouse Project, TMP #6-14-12

Mr. Tom Hanna, Central Bucks School District, and Mr. Ron Monkres and Mr. Brian Hensel of Gilmore and Associates, were present to discuss a Land Development Waiver Request for the Central Bucks East and Holicong Middle School Wellhouse Project.

Mr. Hanna explained that both schools are currently on individual wells, which following 2024 Department of Environmental Protection (PADEP) testing regulations, showed PFAS levels that would require treatment. Their proposed solution is to build one combined system serving both schools, and to decommission the two existing wells. He said they have dug a well and have a construction permit from PADEP for the new system.

Mr. Hanna said the project design is to treat all water in the proposed new wellhouse building with a storage tank installed behind, and pump the water to both buildings. Mr. Hanna said the fire apparatus in both buildings will stay the same as each has a separate 30,000 tank to be operated as it is now, but fed from the new well. He said the goal is to bid in the winter months and construct next summer, as they are under a consent order for corrective action and are obligated to have the PFAS levels corrected by August of 2027.

Mr. Monkres said they have no objections and will comply with all items in the December 17, 2025 Knight Engineering, Inc. review letter.

Mr. Monkres explained they have some technical matters to discuss with Castle Valley Consultants following receipt of their December 11, 2025 review letter. He said they would prefer to install a Highland Tank, which is a steel and welded tank rather than the township specified storage tank manufactured by Aquastore, Inc. Mr. Monkres said it will last longer, is easier to maintain and will have the same aesthetic resembling a barn silo. Mr. Weaver said the township prefers glass lined tanks so they don't need to be painted, but agreed that after 20 years they do require some maintenance.

Mr. Monkres explained they also cannot comply with the minimum pipe slope of at least 2.08%, and will discuss the technical items with Castle Valley Consultants.

Mr. Forest asked the location of the tank, and Mr. Gray said it's just off the existing paving. Mr. Monkres confirmed it will be just to the right of an existing shed, and will not take up any of the playing fields. Mr. Forest asked how many gallons the tank holds, and Mr. Hanna said 25,000 gallons.

Mrs. Cozza asked about planning for the amount of backwash as that had been an issue. Mr. Monkres said one EDU would be requested as a conservative flow estimation. Mr. Weaver requested clarification of the backwash frequency, and Mr. Monkres said they would clarify the language with one EDU maximum increase to the sewer flow, not the storm sewer.

Mr. Hanna asked to discuss Knight Engineering’s lighting comment. Mr. Gray mentioned that during covid they had discussed the lights on the buildings being rotated upwards at 45% and reminded Mr. Hanna they needed rotated back down so as not to be projecting outward; they should all be horizontal. Mr. Hanna agreed to address this and said if they cannot be altered they will be replaced with this construction. He also confirmed this project will have safety lighting. Mr. Gray said his office would need specifics on the proposed lighting. Mr. Monkres confirmed there would not be lights added to the parking lot, just for building access.

Mr. Hanna said that TKR is designing the building and it will match Holicong’s façade.

Mr. Gray confirmed that all treatment is inside the building with the exception of the storage tank; and Mr. Hanna said “right”.

Mr. Forest asked about the parking lot between the schools, and Mr. Hanna said that is for staff. Mr. Forest asked if there were plans to expand the parking and Mr. Hanna replied “no”.

The Board all agreed they had no problems with the request for land development waiver, and would vote on it during the regular business meeting.

5:37 p.m. The Work Session adjourned.

6:06 p.m. The Work Session continued.

325 Committee / Historic Commission

Mrs. Cozza explained that members of the 325 Committee had discussed an interest in activating the township Historic Commission, and there were many projects yet to come such as participating with Bob Welch on the restoration of the General Greene Inn, getting a historical marker for the Wycombe Train Station from the Pennsylvania Historic Museum Commission, and other ideas they would like to pursue.

Mr. Silberg said it had been a really good year with the 325 Committee, and he appreciated having continuity of the group. Mr. Silberg said he was looking forward to working with Brittany Clark on social media to communicate with our residents getting valid information from the cloud, such as the interviews that were recorded.

Mr. Jarret said he had recently been interviewed by The Herald regarding the time capsule.

Mrs. Silberg said the historic activities continue on March 6th with a historical presentation scheduled as a show and tell type of event. Ms. Atkinson reminded everyone that by April 24th, Arbor Day, the township will have installed the sponsorship bricks and new time capsule in front of the township building, and will have a celebration to wrap up the official 325 activities.

Mr. Calderaio said the 325 committee experience was better than he could have hoped, and that it was an honor serving with them all. He said he looked forward to them continuing their good work as official members of the Buckingham Township Historic Commission.

6:30 p.m. The Work Session adjourned.

Approved by the Board of Supervisors on the 5th day of January, 2026.

Buckingham Township Board of Supervisors

Maggie Rash, Chairman

Jon Forest, Vice-Chairman

Mike Bateman

Attest:

Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.