

September 18, 2020

Board of Supervisors
Lower Makefield Township

Dear Supervisors,

The Environmental Advisory Council (EAC) would like to bring to your attention a possible open space acquisition by the Township. The parcel of interest is known as the Timko property. It is located on the northwest corner of Edgewood Road and Sandy Run Road. The base area of the parcel is 1.45 acres. It is zoned R-2.

For the following reasons the EAC recommends the parcel be considered for purchase as LMT open space:

- 100 percent of the property is natural resource land; specifically, woodlands, floodplains, wetlands, wetland/watercourse buffers, and steep slopes.
- Over 300 feet of Brock Creek is either within or bordering the property. Maintaining the existing forest buffer in its natural state will protect Brock Creek's water quality, reduce flooding and help stabilize its stream banks.
- It is a highly visible location. With the proper signage, it can raise the public's awareness of the Township's efforts to protect open space, funding for which is overwhelmingly supported by the voters when placed on ballot referendums.
- There have been no open space land purchases by the Supervisors since 2016.

The owners of the property are currently before our Zoning Hearing Board requesting a number of variances so the lot may be developed. A figure of the proposed development on the property is attached.

Among the variances requested is a reduction in the wetlands buffer from the required 75 ft to 10 ft (the BOS voted to oppose these variance requests earlier this year). The Zoning Hearing Board is next scheduled to hear their variance requests on October 5th.

The parcel was last sold in 1995 for \$18,800 (per Zillow). Bucks County's \$3,760 tax assessment of the property reflects a current market value of \$36,150. This market value will likely go up or down based on the Zoning Hearing Board's decision.

We recommend you reach out to the owners and determine whether they have any interest in selling the property to the Township for open space. This will be

an opportunity for you to take action on your support of open space in the Township.

Thank you for your consideration on this matter.

Sincerely,

LMT EAC

c: Kurt Ferguson (Township Manager)
Jim Majewski (Director of Zoning and Planning)
Dave Truelove (Township Solicitor)