

Lower Makefield Township
Environmental Advisory Council

August 11, 2021

Meeting Minutes

Present: Linda Salvati, Chairperson; Suzanne Blundi, BOS Liaison; Jim Bray; Soumya Dharmavaram; Alan Dresser; Kevin Gallen; Jonah Rank

Also in attendance were Jim Majewski; LMT Zoning Director; Andrew Pockl, Remington & Vernick, Township Engineer; Liz Colletti; Remington & Vernick; Edward Both; LMT resident

The August 11, 2021 meeting of the EAC was held on Zoom, due to restrictions brought on by the Covid19 virus. Ms. Salvati called the meeting to order at 6:00PM.

Approval of July 14, 2021 Minutes – Mr. Rank moved to approve the July minutes as presented, Mr. Dresser seconded the motion and the minutes were approved unanimously. Ms. Salvati will forward the approved copy to the EAC and the Township staff.

Presentation on Stormwater and the Township's MS4 Program – Township Engineers Andy Pockl and Elizabeth Colletti of Remington and Vernick Engineering (RVE) gave a presentation on the State's Municipal Separate storm sewer system (MS4) permit requirements and how the Township will comply. RVE has drafted a MS4 Pollutant Reduction Plan for Lower Makefield Township that is out for public comment until August 30th. Ways in which the EAC can assist the Township in receiving its MS4 permit were discussed. Part of the MS4 permit application is a detailing on how the Township will reduce the sediment load by 10% in each of the four watersheds designated by the State as impaired (Core Creek, Rock Run, Martin's Creek, and Queen Anne Creek). The pollution reduction plan (PRP) proposed to achieve the needed sediment reductions was discussed. The EAC had several comments on the draft MS4 Pollution Reduction Plan. An EAC letter will be sent to the Township in the next few days to formalize these comments on the draft document and its proposed PRPs.

Proposed Amendments to the Township's Landscaping and Tree Planting Ordinances – Jim Majewski, LMT Zoning Director gave a brief power point presentation on changes to the Township's landscaping and tree planting ordinances being considered by the BOS. The changes would allow the planting of up to 20% non-native ornamental trees, modifying farmland buffers, allowing smaller 2 to 2.5 inch dia. trees to be planted instead of 3 to 3.5 inch, and add regional tree species to LMT's native tree list.

In response to the discussion about the non-native trees, Mr. Bray noted that, as far as LMT public lands are concerned, non-natives are allowed with the approval of the Board of Supervisors. With respect to the SALDO Ordinance, they are not acceptable. Mr. Bray said that there are many beautiful trees in the Native list and he thinks it would be a positive step to add more in the Coastal Plain-Piedmont areas. Ms. Blundi stated that the BOS would like input from the EAC re: the proposed changes.

Ms. Blundi said that what she is trying to do is bring clarity to what we mean when we refer to the designation “native” plant. Mr. Bray stated that the term is defined in the Native Plant Ord., however, he also stated that “experts” have been arguing over this definition for years.

Tree Planting- 2021 Locations – Ms. Salvati said that she had put together two plans for plantings - one at the Twig Lane Tot Lot and the other at Revere Road Tennis Court. The funds for purchase and planting of these trees will come from the Tree Bank. Ms. Blundi will present the plans to the Supervisors at their next meeting.

Mrs. Dharmavaram suggested that they need a plan for Patterson Farm. She also said any future plantings need to be monitored.

Land Use Plans

Deck Minor Subdivision – The proposed subdivision of one lot into two has been before the Zoning Hearing Board for the last several months. It was last discussed at their Aug. 3rd meeting. A modified plan will be discussed at the Zoning Board’s Aug. 17th meeting. There are wetland buffer and floodplain issues with significant public opposition. During public comment, Edward Both of 598 Countess Drive spoke in opposition to the proposed subdivision.

Jennings Lot Subdivision – Subdivision of an existing 6.4 acre lot into two lots. Near the intersection of Dolington Road and Yardley Main Street, the lot contains significant resource protected land (woodlands, watercourse buffer, steep slopes). Zoning variances for smaller than required net buildable lot size being requested by the Zoning Board. First discussed at the July 20th meeting, the board continued it to the Aug. 17th meeting. A EAC comment was made to the Zoning Director noting that a 70 percent woodlands protection was assumed instead of the required 85 percent for R-RP zoned areas.

Sandy Run Road at College Drive Lot Line Adjustment – The proposal to adjust the property line to allow two houses to be built on two properties was approved by the BOS at their July 21 meeting. The applicant’s request for a waiver from the tree replacement ordinance was denied.

Recycling – Mr. Dresser said that he has completed the flyer for the September 18 styrofoam, cork and prescription bottle collection. It will be posted on the LMT website and placed in LMTs Administrative and community center, as well as local Starbucks and grocery stores. He had also researched possible outlets for batteries and has not yet found a suitable one. Mr. Gallen suggested that Mom’s Organic Market grocery stores accept batteries for collection. This will be considered for the next collection.

Mr. Rank reported that he had counted trash and recycling bins in the parks and would have that information at the next meeting.

Old Business- Mr. Dresser discussed the August 30 Community Day and confirmed that the EAC will be represented. He, Mr. Gallen, Mr. Rank, and Mr. Roden volunteered to staff the table.

New Business – Ms. Salvati called for a motion on whether the September meeting should be hybrid. Mr. Bray moved to make the next meeting hybrid, Mr. Dresser seconded the motion, and it was unanimously approved. The next meeting will be on September 9 at 5:30.

Mr. Rank had shared information with the Committee about a model alternative energy ordinance. Mr. Gallen responded and outlined a few concerns he had about the wording of the model. This will be discussed further at the next meeting.

With no further business to discuss, Mr. Gallen moved to adjourn the August 11 meeting of the EAC, Mr. Bray seconded the motion and the meeting was adjourned at 7:15.

Respectfully Submitted,

Linda Salvati, Chairperson