

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – FEBRUARY 21, 2005

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on February 21, 2005. Chairman Stainthorpe called the meeting to order at 7:30 p.m. noting that the Board had been meeting in Executive Session since 6:30 p.m. to discuss legal matters.

Those present:

Board of Supervisors: Pete Stainthorpe, Chairman
 Grace Godshalk, Secretary/Treasurer
 Frank Fazzalore, Supervisor
 Steve Santarsiero, Supervisor

Others: Terry Fedorchak, Township Manager
 Jeffrey Garton, Township Solicitor
 James Majewski, Township Engineer
 Kenneth Coluzzi, Chief of Police

Absent: Scott Fegley, Vice Chairman

PUBLIC COMMENT

There was no public comment at this time.

APPROVAL OF MINUTES

Mr. Fazzalore moved and Mr. Santarsiero seconded to approve the Minutes of 2/7/05 as written. Motion carried with Mrs. Godshalk abstaining.

APPROVAL OF FEBRUARY 7 AND FEBRUARY 21, 2005 WARRANT LISTS AND
JANUARY, 2005 PAYROLL

Mrs. Godshalk moved, Mr. Santarsiero seconded and it was unanimously carried to approve the February 7, 2005 and February 21, 2005 Warrant Lists and January, 2005 Payroll as attached to the Minutes.

Mr. Fazzalore noted the report from Ms. Heidi Sheridan and asked if the Township has received the check from RCN. Mr. Fedorchak stated they have.

LOWER MAKEFIELD SENIORS/CAPITAL PROJECT FUNDS BILL NO. 2004
DISCUSSION AND MOTION

Ms. Ada Derr, President of the Lower Makefield Seniors, was present. She stated she did receive several phone calls from seniors who do not drive at night but indicated they would be present on this matter if they could. Ms. Derr stated the Capital Project Funds Bill No. 2004 contains \$1.5 million for a Lower Makefield Township Senior Center. She noted Mr. Steil had put this in and it has been passed by both Houses. They do, however, need to have Governor Rendell sign off on the money. She stated the seniors are circulating petitions in support of releasing the Capital Project Funds Bill No. 2004 in the amount of \$1.5 million to build a Lower Makefield Township Senior Center. Ms. Derr stated that based on the 2000 Census, seniors comprise 27% of the Lower Makefield Township voters. This is those sixty and over. She stated they are asking the Board of Supervisors to support the petition and allow them to put a petition in the Township Building for residents to sign.

Mr. Stainthorpe stated Mr. Steil worked hard to get this money put into the Capital Spending Bill for this year, and \$1.5 million would go a long way to fund a Senior Center as they felt it would cost about \$2 million, the last time they costed it out. This would not significantly burden the Lower Makefield Township taxpayers. He stated in the Capital Spending Bill there is about \$4 billion and the Governor would have to release the funds in order for anything to proceed. This is where they need help from the residents as this is totally at the Governor's discretion. Mr. Stainthorpe stated he has personally made phone calls to Senator Conti and Representative Steil asking them to reach out to the Governor about this. Mr. Stainthorpe stated he is in favor of moving this forward and would ask that the public not only sign the petition, but also send e-mails or call the elected representatives.

Mr. Fazzalore asked if the Board of Supervisors can write a letter to the Governor, and it was noted the Board can do this.

Mrs. Godshalk asked about the petitions, and Ms. Derr stated they did go to McCaffrey's and were able to get 189 signatures in two hours. The seniors have also gone around their neighborhoods. Mrs. Godshalk suggested that they set up in the vestibule with a display and literature of what they would like to see for a Center along with the petition. She stated the table could be unmanned. She stated they can also advertise it on the Township TV Channel.

Mr. Santarsiero also suggested they put it on the Township Website. He stated he was the Governor's Chair of his Election Campaign in 2002 for this area, and he will involve himself and do what he can. He stated the Democratic Party in the County will do this as well. He is also in favor of the Board of Supervisors writing a letter.

Mrs. Godshalk moved and Mr. Fazzalore seconded to commit to having a Petition at the Township, on the Website, and the Township Channel, and to send a letter in support of release of the funds to the Governor and other representatives.

Mr. Bob Slayman, 50 Bedford Place stated there were 3,000 people opposed to the construction of a Senior Center when it was placed on the Referendum. He stated he is still against it. He stated just because it is coming from the State, it is still taxpayers' money. He stated the Township would still need additional funds to complete construction and for ongoing costs.

Ms. Helen Sheehey, 8 St. James Place, stated the Referendum included a theater which was going to be very expensive; and they put those two uses together. She stated she feels Lower Makefield should be able to support a Senior Center when all the surrounding communities are able to do so. She stated the seniors have been taxpayers for many years and she feels they should have a Senior Center.

Ms. Ethel Humany asked where the funds will go if the Governor does not release them. Mr. Stainthorpe stated they authorize up to a certain amount of spending; and if the Governor chooses not to spend it, it goes away. It would have to be re-voted on in next year's Capital spending bill and would not automatically roll over. This is the reason why there is some urgency in getting action this year.

Ms. Derr stated the Lower Makefield Seniors have been in existence for ten years in the Township in the Township Building.

Motion carried unanimously.

MOTION TO DIRECT SOLICITOR TO DRAW UP RESOLUTION REQUESTING STATE OF PENNSYLVANIA TO DESIGNATE GARDEN OF REFLECTION AS AN OFFICIAL STATE MEMORIAL

Ms. Ellen Saracini was present and stated they are asking the Board of Supervisors to send a letter to Dave Steil so that he would have permission to put in a Resolution indicating the Garden of Reflection should be recognized as the official 9-11 Memorial in Pennsylvania. This would only be the Memorial and not the whole Park. She stated if Lower Makefield decides that the Park should be an official State Memorial Park, then they could do that as well. Mr. Fazzalore stated he does not feel they have been provided enough information as they do not know what the ramifications are of this.

Mr. Fedorchak stated his understanding is this is an endorsement by the State of recognizing the significance of this Memorial not only to the State, but to the Country. They are asking the Board of Supervisors to adopt a Resolution which Mr. Garton will

prepare for later signature asking the State to make this designation. This does not mean that they would receive any State aid for construction or maintenance expenses; however, he feels that if the State would be willing to honor the Board's request, then this gives a "leg up" on that sort of thing.

Mrs. Godshalk stated this will not cost the Township anything and the Township would not lose any autonomy over the Memorial itself. She stated before Mr. Steil can go to the State, the Township would have to approve this. She stated there are no other Memorials in the State that have been certified as a State Memorial. She stated there will be a Flight 93 Memorial but this is a Federal Memorial. Mrs. Godshalk stated Ms. Saracini has met with Mr. Steil, and he stated this is the first step.

Ms. Saracini stated Mr. Steil did ask if they wanted the Park to be a State park, and she stated this is not what this is about.

Mr. Stainthorpe stated he would have problems with the Park becoming a State Park as the Township has acquired the land and made certain recreation plans and would not want to cede control over that; but he would not have a problem with the Memorial being the Official State Memorial. Ms. Saracini stated Mr. Steil understands this. Mrs. Godshalk stated they already have money which came from the State through the County which was used in the purchase of the land. Mr. Fazzalore stated he felt they were paying the County back for this. Mr. Fedorchak stated they are paying back the principal. It was interest free.

There was no public comment.

Mr. Fazzalore stated he would like to know what they will be compelled to do after they give the State the authority to declare this the Official Memorial, and would like to know from the Township Solicitor and Mr. Steil what the ramifications are.

Mr. Fazzalore moved, Mrs. Godshalk seconded and it was unanimously carried to direct the Solicitor to draw up the Resolution requesting the State of Pennsylvania to designate the Garden of Reflection as an Official State Memorial.

DISCUSSION AND DIRECTION TO DRAW UP DRAFT AGREEMENT FOR
PROPERTY OWNERS TO ESTABLISH ESCROW ACCOUNTS WITH THE
TOWNSHIP FOR DESIGN GUIDANCE FOR PROJECTS WITHIN EDGEWOOD
VILLAGE

Mr. Garton stated it is not unusual to have professional services agreements in situations where special expertise is requested that does not necessarily fit within the purview of the Municipalities Planning Code. He stated in that situation, they would prepare a specimen

agreement; and if someone wanted to do something of substance within Edgewood Village, the Township would have a standard agreement and execute it together with the Applicant, with money to be posted for specific purposes.

Ms. Michelle Stambaugh and Ms. Ann Langtry were present. Ms. Stambaugh stated they are present to discuss their proposal for an Escrow Account that would be established by property owners and developers in the Edgewood Village Historic District. After discussion and review with their Commission and Mr. VanDyke, they came up with a tiered account for the fees and this has been well received by some of the developers.

Mr. Stainthorpe stated the amounts look very reasonable and he asked if they feel they are sufficient. Ms. Langtry stated they would like to discuss this with the Solicitor. They would also like to have Mr. VanDyke make an estimate of the costs and have the developer set that amount aside. If they exceed that amount, they would have to put more in; and if they do not need that much, they would return it. They feel a sliding scale would be based on the number of hours estimated for a project. Mr. Garton stated he feels this is only a guideline. He stated a small project could still take a lot of time and effort. Mr. Garton stated they would structure it on the basis of arriving at a figure and there would be a provision that if they exceed this amount, they would have to replenish it. He stated they already do this with Subdivision and Land Development Plans.

Ms. Langtry stated this would be based on a per hour basis plus a 10 percent surcharge to cover in-house costs.

Mr. Fazzalore asked if this will be in accordance with the Master Plan that was put together, and Ms. Langtry agreed.

Mrs. Godshalk stated she feels in the long run, this will result in saving the property owners money since this will give them access to work with the Township's planner.

There was no public comment.

Mrs. Godshalk moved, Mr. Fazzalore seconded and it was unanimously carried to direct the Township Solicitor, Township Manager, Mr. VanDyke, and the Historic Commission to work on a Draft Agreement for the Board of Supervisors' review.

STATUS REPORT ON MESSICK PROPERTY

Mr. Edward Murphy, attorney, was present with Mr. Chris Messick. Mr. Garton stated Mr. Messick purchased this property last summer. Mr. Messick has met a number of times with the Historic Commission to address his submission last fall for a demolition

permit. At the meeting last Tuesday, it was suggested to Mr. Messick that he consult with Mr. VanDyke now that he is the consultant for the Edgewood Village and Mr. Messick has had this discussion and is prepared to move forward with Mr. VanDyke on the future of the building and then come back to the Board of Supervisors on the coordinated decision.

Mr. Messick stated his original intention was to buy the property and wait until the new Ordinances were passed and then come to the Board with a plan. Ms. Frick came to him with about sixteen to eighteen Code violations and stated he had to do something about these and could not wait. He came in with a request for Demolition Permit the next day. He went before HARB twice and they also had a field trip. HARB indicated they did not want the building demolished. He had to then take his Appeal before the Board of Supervisors. He stated in the interim, they were waiting for the Ordinances to be drawn up.

Ms. Langtry stated they would like to see him recreate or maintain the outside wall as this would help retain the feel of the Village. They recognize that there will be infill construction on the site.

Mrs. Godshalk stated this is an example of a project that would benefit from the proposal just discussed so that they will have the opportunity to work with the Township professionals and be able to proceed.

Mr. Messick stated he purchased the property the end of August and his demolition permit was submitted two weeks later. His original idea was to create a strip similar to the one that exists across from Goodnoe's in Newtown. He stated if they want to permit foot traffic in the Village, he feels it will have to come from this property. He showed pictures of some of his conceptual ideas. Ms. Stambaugh stated she feels considering these ideas is premature at this time. Ms. Langtry stated they did not want to get into in-depth discussion on any particular plans tonight. Mr. Fazzalore asked if the Master Plan would permit what is shown in the pictures, and Ms. Langtry stated the Master Plan calls for mixed use.

Mr. Stainthorpe stated he is concerned that this house is still going to sit until they get a resolution. Mr. Murphy stated Mr. Messick has committed to replicating the front façade of the building and the Board of Supervisors may want to wait until they get input from Mr. VanDyke on whether or not they want to agree to the demolition of this building. Mrs. Godshalk stated she feels they should wait until they hear from Mr. VanDyke. She stated in 1981 the Village of Edgewood went on the National Register. She stated the more intrusions they have, and the more buildings you lose, you have a chance to lose your designation. She feels they should carefully monitor anything that is demolished. Mr. Stainthorpe asked if this is a historic building, and Ms. Langtry stated it is on the Registry. Mr. Stainthorpe asked how it got to its present condition. Mr. Messick stated

the individual he bought it from wanted to renovate it but then ran out of money. He had removed the roof some time ago, and then ran out of money. Mr. Messick stated his office is in the area, and he is very excited about this new project. He does feel the structure needs to go, but he is willing to go through the process.

Mr. Stainthorpe stated he is concerned about people who neglect a building and then they have to tear it down. Mr. Messick stated he has only owned the building since August. Mr. Stainthorpe stated he feels whatever they do, it should be done expeditiously. Mr. Santarsiero asked the schedule for meeting with Mr. VanDyke, and Mr. Messick stated he is meeting with Mr. VanDyke tomorrow. Mr. Fazzalore asked that this be put back on the Board of Supervisors Agenda for the next meeting.

Ms. Langtry stated Mr. Messick has been attending more Township meetings than any of the other property owners in Edgewood Village. She stated his office is also in the Village.

DISCUSSION OF LINDENHURST ROAD TRAFFIC CALMING PLAN

Mr. Majewski stated last month his office met with PennDOT representatives to discuss traffic calming measures for which the Township received Grant funds. At that meeting PennDOT was receptive to the ideas they had sketched out and gave the guidance necessary to go forward with the design work. Mr. Majewski stated they have proposed at 532 heading south on Lindenhurst Road a four foot wide median island just before Amber Drive. This island is approximately 125 feet long. On the south side of Amber Drive, they propose a textured crosswalk across the intersection. PennDOT rejected the raised crosswalk. PennDOT has indicated they have had good success with the textured crosswalk. South of Amber Drive, they propose a four foot wide median island the entire length of the road down to Steeplechase Drive. This will create a four foot wide shoulder, a twelve foot wide lane, a four foot wide median island and on the other side a twelve foot wide lane and four foot wide shoulder. This will tend to slow drivers down as the island will be in the middle. Mr. Majewski stated PennDOT was also receptive to putting in another textured crosswalk at Steeplechase Drive. South of Steeplechase, they propose a short four foot wide raised median island. At Dolington Estates II at Trowbridge Drive, they have a four foot wide decel lane into the development for buses to pull over and another crosswalk. At the Woodside Road intersection, PennDOT suggested that a stop sign could be put in at the intersection and this would significantly slow down the traffic in the area and discourage a lot of the truck traffic. He stated they did investigate this but it did not meet the required warrants. It does meet the warrants for a traffic signal and this is what they are currently pursuing. They also proposed in front of Heather Ridge another island which would be eight feet wide and could be landscaped with low-growing vegetation or just a concrete island. Finally on the south side of Twining Road just beyond the traffic light, they propose another island at that



Township of Lower Makefield

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Frank J. Fazzalore, Supervisor
Steven J. Santarsiero, Supervisor

**FEBRUARY 2005 WARRANT LISTS AND
JANUARY 2005 PAYROLL COSTS FOR APPROVAL
FEBRUARY 21, 2005 BOARD OF SUPERVISORS MEETING**

02/07/05 Warrant List	\$ 289,064.46	
02/05 Manual Checks	0.00	
02/22/05 Warrant List	505,800.96	
Total Warrants & Prepaids		794,865.42
<u>PAYROLL COSTS:</u>		
January 2005 Payroll	353,761.51	
01/05 Payroll Taxes, etc.	27,062.75	
Total Payroll Costs		<u>380,824.26</u>
TOTAL TO BE APPROVED		\$ <u><u>1,175,689.68</u></u>

