

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES - JANUARY 20, 2003

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on January 20, 2003. Vice Chairman Hackman 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 and interview candidates for Township Board and Commission vacancies.

Those present:

Board of Supervisors: Wes Hackman, Vice Chairman
 Frank Fazzalore, Secretary/Treasurer
 Scott Fegley, Supervisor
 Pete Stainthorpe, Supervisor

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

Absent: Grace Godshalk, Chairman

PUBLIC COMMENT

Mr. Bob Slamen, 50 Bedford Place, stated he does not feel the Township should spend \$2 million for a Senior Center which will only be used by 1/10th of 1% of the population of the Township. He stated he feels that the Seniors already benefit from existing Township services. Mr. Hackman stated the Township spends over \$800,000 a year for Park & Recreation expenses which for the most part are ballfields. Mr. Slamen stated he still feels the Seniors benefit from these facilities since the people using the ballfields will grow up to take care of the Seniors and provide services to them by being their doctors, police officers, etc. He stated even if there are 500 people attending the Senior Citizen Group meetings, it is still a small percentage of the Township population.

Mr. John Cowlie, 2000 Silverwood Drive, stated he feels Representative Steil seems to have appeared with the representatives from Harrisburg giving a different picture about Lindenhurst Road than he previously discussed. Mr. Cowlie stated the individual he had spoken to from Harrisburg about the turn back of Lindenhurst Road, will no longer take his calls. He has now heard that they will not permit the turn back to take place for any number of weak reasons. Mr. Cowlie stated he is also concerned that Newtown Township seems to control what goes on in the northwest quadrant of Lower Makefield Township. He stated he hopes the Lower Makefield Board of Supervisors will not back off from what they previously indicated they would do. He stated he is still very concerned about the truck traffic. Mr. Fazzalore stated the Lower Makefield Township Board of Supervisors had made a decision on what they would like to do which is to take back their portion of the road.

Mr. Pat Frame, 16 Delaware Rim Drive, asked about the drain on the Golf Course which he had previously discussed with the Township. Mr. Williams stated the pipe extends beyond the right-of-way, and they are talking to the property owner now to obtain an easement.

Mr. Paul Krupp, 1171 University Drive, stated the consultant has submitted the final draft of the Environmental Assessment to the FAA for the Trenton-Mercer Airport Expansion. The FAA will be reviewing this; and at some point in the future, will make a decision whether it is a Finding of No Significant Impact (FONSI) or if an Environmental Impact Statement (EIS) will be required. If it is a FONSI, it will be made public, and the public will have thirty days to file a suit requesting the full EIS. Mr. Hackman asked if the Lower Makefield Township Board of Supervisors has the right to view the document, and Mr. Fedorchak stated he does have it. Mr. Krupp stated his group has it as well so they can review it and be ready to take action if necessary.

Ms. Sue Herman stated they are extremely disappointed that Newtown Township basically struck the clause out of the Inter-Governmental Agreement that protected them from Concept Way. She stated this was the basis for their negotiations with Newtown Township over two years ago. She stated they hope that the Lower Makefield Board of Supervisors will protect them from a connector road going through. They would like them to prohibit a left turn out of the ICT site. Ms. Herman stated she understood that the Board had the Inter-Governmental Agreement in their packet. Mr. Fedorchak stated the Township received this before the Holidays but it was not going to be put on the Agenda until February.

Mr. Fegley stated the Board of Supervisors has not seen this yet, and he is disappointed to hear what has taken place. He understood that Newtown had signed the document without the clause regarding the turn back of Lindenhurst Road but did not know that they had taken out the additional clause which he felt they had already agreed to under the auspices of Mr. Steil. Ms. Herman stated the ramp is now proceeding, and the residents feel that they should not proceed with this until the Agreement is signed. Mr. Fegley stated the ramp is a safety matter which impacts Lower Makefield residents, and he feels stopping the ramp would be a disservice to Township residents. Mr. Hackman suggested that the Township Manager discuss the matter with the Newtown Township Manager to find out the status of the Agreement as well as the development plans for the Roberts Tract, Brandywine, and CAU. Mr. Fegley stated he will call Mr. Steil to discuss this matter as well. Ms. Virginia Torbert, 1700 Yardley-Newtown Road, stated if you read the Newtown Minutes regarding the Inter-Governmental Agreement, they seem very unfamiliar with this matter.

Ms. Torbert stated that in the 2003 Budget the revenue from the Patterson Farm was only projected and actual figures were not given. Mr. Garton stated the Year End report for 2002 would have the actual amount. Mr. Taylor stated they have a five year contract which requires that they pay after the harvest which is in November/December and the figures were not available when the Budget was prepared. He stated he feels the actual figure was \$21,000. He stated there are three more years on the contract. Ms. Torbert asked if the contract requires them to do any of the work involved with the leaves. Mr. Hackman stated they are not picking up any of the leaves, but Mr. Coyne may have them involved in spreading the leaves on the property.

APPROVAL OF MINUTES

Mr. Fazzalore moved and Mr. Stainthorpe seconded to approve the Minutes of December 16, 2002 as written. Motion carried with Mr. Fegley abstained.

Mr. Stainthorpe moved, Mr. Fazzalore seconded and it was unanimously carried to approve the Minutes of January 6, 2003 as corrected.

MOTION TO PROCEED WITH BIKE-A-THON/WALK-A-THON FUND-RAISER FOR 9-11 MEMORIAL

Ms. Tara Bane, Ms. Ellen Saracini, and Mr. Jim Hanahan were present. Mr. Hanahan stated this is a large project and from a liability aspect, they felt it would be good to contact the Township to get approval because they would be using the public roads. Mr. Hackman stated the Township would have the Police Department involved in traffic control. Mr. Fazzalore stated he feels this Event should be under the auspices of the Garden of Reflection Committee and not the Township.

Mr. Hanahan stated he has extensive experience with bicycling and operating tours for adults and teenagers and has been involved in Bike-A-Thons in the past. He stated they feel they will be able to make extensive use of the Canal. Chief Coluzzi stated Mr. Hanahan is a teacher in the Pennsbury School District and has the permission of the Superintendent to advertise the event in the Schools.

Mr. Fazzalore stated they will have to coordinate the use of Macclesfield Park if they intend to use that facility.

The proposed date is Sunday, September 14, with a rain date of Sunday, September 21. Mr. Hanahan agreed to change the literature to indicate that the sponsor will be the Garden of Reflection Committee as opposed to Lower Makefield Township. Mr. Hanahan stated they also hope to include a weekend bike ride involving Explorer Scouts. They are also discussing a package which would include hot air balloon rides and this could involve the use of Macclesfield Park. Mr. Fegley stated there may be some concerns by surrounding residents about the noise this could generate in early morning hours.

Mr. Fazzalore moved and Mr. Stainthorpe seconded to permit the Garden of Reflection Committee to move ahead on Township property with this Celebration Day.

Mr. Fegley asked that they come back to the Board periodically with updates. Mr. Hanahan agreed to come back in two months with more details.

Motion carried unanimously.

UPDATE ON GOLF COURSE PROJECT AND APPROVAL TO GO OUT TO BID FOR GOLF COURSE CLUBHOUSE, MAINTENANCE BUILDING AND PUMP HOUSE

Mr. Scott Arterburn and Mr. William Taylor were present. Mr. Hackman stated the Board approved in concept the design of the Clubhouse, maintenance building and pump house. and are now ready to go out to bid.

Mr. Arterburn stated the maintenance building and pump house are completely designed and will be submitted to the Township Building Inspector and Ms. Frick. Next week they will submit the Clubhouse. They hope to go out to bid in February. Plans were reviewed this evening by the Board.

Mr. Arterburn stated they are finished stripping the top soil on Phase I. They have also finished the Lake, although there is still some shaping to be done. This represents 15% of the earth work on the site. They are done shaping four of the greens and have a good direction on how to continue. They are working with the utility companies on widening Woodside Road and moving the Verizon poles. He stated moving the Verizon poles will be expensive. There is no charge for the PECO work. Mr. Arterburn stated the demolition to be done has been completed. He stated they will move onto the 16th, 17th, and 18th holes which are near Woodside Road on the front part of the tract. They are still clearing for the 14th and 15th holes. They have met with the homeowners who abut the 14th and 15th holes, and they are comfortable with the plan. They have also met with some other neighbors on a number of other concerns including landscaping.

Mr. Fegley asked how they are stabilizing the topsoil to prevent run off if there is a thaw. Mr. Arterburn stated they are working with the Bucks County Conservation District who requested a particular type of silt fence which they have provided. The BCCD representative has been out to the site on a weekly basis.

Mr. Fazzalore noted the large lake behind Delaware Rim and asked if it will be lined. Mr. Arterburn stated it will. Mr. Fazzalore stated he hopes that this will help with water problems in the area, and Mr. Arterburn stated the flow out is near zero for a fifty-year storm.

Mr. Arterburn stated the Golf Course Committee has interviewed a number of management companies.

Mr. Arterburn stated Woodside Road will hopefully be widened in the next thirty days. Mr. Hackman stated this is only a shoulder which will match Clearview.

Mr. Stainthorpe moved and Mr. Fazzalore seconded to approve going out to bid for the Golf Course Clubhouse, maintenance building, and pump house.

Mr. Gary Cruzan asked what the bid process will be and how many bidders they will try to obtain. Mr. Hackman stated this is a routine process which is done for any large project. Mr. Taylor stated any bid expected to exceed \$10,000 is advertised at least twice and bids are sealed. They try to get as wide a distribution as possible. The bids are opened in public.

Mr. Pat Frame, 16 Delaware Rim, noted the foliage behind his property. He stated there are areas where he would like the foliage taken down so that he can see the Golf Course. Mr. Arterburn agreed to contact Mr. Frame. He noted that the Board has required that they get an agreement with every property owner who abuts the Course. Mr. Frame noted the lake near his property and asked if it will be aerated. Mr. Arterburn stated they do not feel they will have to aerate the lake, but power is available if they have to do so.

Ms. Sally Conlon, Edgewood Road, asked if they have a final cost yet for the land. Mr. Garton stated the second Hearing date is this Friday. Ms. Conlon stated she does not

feel they should proceed with the Golf Course when they do not know the final cost or whether the Golf Course will actually pay for itself as proposed. Mr. Hackman stated they do have contingency plans.

Motion carried with Mr. Fegley abstained.

APPROVE FIRE CODE AMENDMENTS AND INSPECTION PROGRAM

Mr. Garton stated this has been advertised for consideration this evening. Mr. Hackman stated they have not seen the actual Fire Code. Mr. Garton provided Mr. Hackman with a copy of the Code noting that it is an extremely large document. Mr. Jim Yates was present and stated he has reviewed the entire Code. Mr. Fedorchak stated he has reviewed it as well. Mr. Garton stated they will set the fees by Resolution subsequent to the adoption of the Ordinance. Mr. Fedorchak stated Mr. Yates will return in two weeks, and they will present a Resolution at that time outlining the fees.

Mr. Stainthorpe moved and Mr. Fazzalore seconded to approve the Fire Code Amendments and Inspection Program.

Ms. Torbert asked if there were any changes on open burning, and it was noted there were not.

Motion to approve carried unanimously.

Mr. Hackman stated with regard to the fees he feels it should be a three to five year Application rather than yearly. Mr. Yates stated if someone were to pay for a three to five year registration and then went out of business, they may want a portion of the fee back. Mr. Hackman stated they would not agree to returning any fees. Mr. Hackman stated it was recommended that there be a waiver of the fees for a number of organizations including the Township, Schools, Fire House, etc., and he feels everyone should pay since there would have to be a review of those buildings for which a fee should be paid.

TABLE DISCUSSION OF THE METZ TRACT

Mr. Garton stated consideration for approval of the Preliminary Plan for the Metz Tract was scheduled for this evening. Representatives from the Orchard Hill Homeowners Association have submitted a request that this matter be postponed for two weeks. The Plan expires on 3/1/03.

Mr. Edward Murphy, attorney, was present with Tom Doyle and Bill Briegel. Mr. Murphy stated the stormwater system that has been designed contemplates that water will discharge from their property across Dolington Road through a pipe and continue for more than two hundred feet where it will discharge into the basin of Orchard Hill which is in Yardley Borough. This is subject to PennDOT review and approval. He stated this is part of the PennDOT storm drainage system.

Vincent Mangini, attorney, stated he is present representing the Orchard Hill Homeowners Association and is requesting that this matter be postponed in order to give them time to review the Plans. He stated there is no Easement Agreement and no Maintenance or Contribution Agreement between the developer and the Homeowners Association.

Mr. Hackman asked what will happen when additional water goes into this basin since it was probably designed and built to accommodate the run off from a certain number of homes. Mr. Williams stated the storm drainage system is not only for Orchard Hill as there are inlets on Dolington Road as well going into this basin. Mr. Williams added that the Lower Makefield Township Ordinance regarding stormwater is stricter than required under Pennsylvania law and after construction, flows will be less. He noted that the Yardley Borough engineer reviewed this project at the request of Orchard Hill and provided a summary table to the Orchard Hill Homeowners Association indicating that the flows would be reduced and that what is being discharged is well below what is required under Pennsylvania law. He did not feel it would adversely effect the Borough residents. Mr. Williams stated they will have to demonstrate to PennDOT that they are not overloading the system. He added that the developer has also taken additional steps beyond what they were required to do after hearing the concerns of the Orchard Hill representative at past meetings.

Mr. Bill Hilton, President of the Orchard Hill Homeowners Association, stated his concern is with the quality and volume of water entering the basin. He stated there is no outlet from this basin as it is an infiltration basin. Mr. Stainthorpe asked the estimated life of this type of basin, and Mr. Hilton stated it could be ten to fifteen years. He stated the trenches were put in five years ago because it did not drain.

Mr. Murphy stated they know how deep and wide the trenches are as they obtained this information from the Yardley Borough engineer. They are prepared to provide additional measures to insure that there will be no negative impact on the basin and would be prepared to post with the Township an escrow that would cover the replacement of the existing infiltration basin if work they do during construction negatively impacts the basin.

Mr. Mangini stated if they are willing to make some changes, he feels it would be appropriate to adjourn this matter and put this in writing; and they will then come back before the Board of Supervisors. He stated they want to give their own engineer time to review the Plan so that the issue is adequately addressed.

Mr. Stainthorpe asked how the Homeowners Association is financing the maintenance of the basin at the current time, and Mr. Hilton stated they do assess a fee. Mr. Hackman asked if Mr. Hilton went to Yardley Borough for their comments, and Mr. Hilton stated they did and were provided the storm water run off figures Mr. Williams referred to. Mr. Hackman asked if they should request an official letter from Yardley outlining their opinion on this since the storm water is going out of Lower Makefield into their Township. Mr. Murphy stated Mr. Williams did speak to the Yardley Borough engineer directly, and the Yardley Borough Manager did receive a copy of the letter. Mr. Murphy stated they did receive a letter some time ago from Mr. Mangini, representing Orchard Hill, asking them to provide information to the Yardley Borough engineer and this was provided. There were also discussions between the Yardley Borough engineer and the Lower Makefield Township engineer. Mr. Murphy stated the numbers shown in the reports provided show there will be more reductions after additional infiltration methods are added.

Mr. Fegley stated at least some water will be leaving the Metz Tract and going to the Orchard Hill basin and there should be some contribution toward maintenance of that basin. He does not feel this is a decision to be made by the Lower Makefield Township Board of Supervisors. Mr. Murphy stated they are prepared to insure that the basin will be in as good a shape or better after development than it is now and will escrow money to repair

the basin if it becomes silted up during the course of construction. Mr. Mangini stated they feels this needs to be put in writing. Mr. Murphy stated he would be willing to have this added as a Condition of any approval and would be happy to let the Township engineer be the one to decide if the trenches need to be repaired.

Mr. Hilton stated this new development will be there forever; and into the future, the Orchard Hill basin will still be accepting their water.

Mr. Stainthorpe asked who will own the basin on the Metz Tract, and Mr. Murphy stated it will be dedicated to the Township. Mr. Stainthorpe stated he is concerned about the water flowing in the future. Mr. Fegley asked if they are proposing a Homeowners Association for the Metz Tract, and Mr. Murphy stated they are not.

Mr. Mangini stated they are still requesting a delay of two weeks to review the Plans and try to work out an Agreement.

Mr. Hackman stated he would like the Yardley Borough Council to send a letter indicating their feelings on this matter. Mr. Murphy stated the Yardley Borough Council authorized their engineer to undertake the review. Mr. Hackman stated they do not have a letter from the Yardley Borough Council. Mr. Hilton stated Yardley Borough, in order to avoid the responsibility of the infiltration basin, required the developer of Orchard Hill to create the Homeowners Association.

A copy of the Metz Tract Plan was shown noting the location of the basin in Orchard Hill. It was noted all water goes into the Metz Tract basin first.

There was discussion on Prospect Drive. Mr. Murphy stated the original Plans submitted almost one year ago contemplated that this site would be developed into thirty-one homes. There was an arrangement made in May to reduce the density and part of the agreement called for the creation of a cul-de-sac with collapsible bollards and the Plans have shown this since the re-submission. Land would be parceled out among the four existing property owners. All four property owners are present this evening and it is Mr. Murphy's understanding that there is not unanimity as to how the area should be treated. It was felt it would be best to have this area as a private driveway rather than a cut through street. The four existing homes would continue to use this driveway subject to maintenance of the driveway by the four homeowners. There would have to be an easement granted because of the utilities in the area. Mr. Murphy stated if they cannot agree, they would have to close this and they would have to come out on Taylorsville Road or make it a through street.

Mr. Adams, 221 Taylorsville Road, noted the letter he sent to the Township regarding this matter. Mr. Fegley stated he has a problem with a public road coming out at this location on Taylorsville Road which is already a heavily-traveled road. He is concerned that this will be a throughway and people will use it as a cut through. He stated it is a very congested intersection. Mr. Adams stated he feels Prospect Drive should have been maintained by the Township over the years as they were promised. He stated he feels the road should be built to whatever the Township requires so that it can be plowed and maintained. Mr. Adams stated it is currently twelve feet wide. Mr. Hackman stated a Township road would be thirty-six feet wide.

Mr. Richard Scott, 22 Prospect, stated he does not want Prospect Drive to become a through street. He stated he is happy with the Plan by DeLuca to convey the road to them and protect their privacy and maintain their current property values. He noted Mr. Adams has a side access onto Prospect Drive.

Mr. Matthew Bolger, 219 Taylorsville Road, stated the residents have spoken to each other as recently as this evening but they have not reached agreement yet. He would prefer that this matter be tabled. He stated he would prefer that it remain privately owned as it is, but wanted to continue to discuss the liability and obligation of the owners.

Ms. Lorie Harm, 23 Prospect, stated she is also in favor of it being a private road. She stated if it is made into a through street, she is not sure she will be able to get out of her driveway.

Mr. Hackman stated he feels the matter should be tabled and they should come back hopefully with a consensus on both of these outstanding issues. Mr. Garton asked if the Board would agree to consider the Plan as Preliminary/Final, and the Board indicated they would consider this.

Mr. Hackman noted there is a stream running through the property which does create problems when it rains. Mr. Williams stated they have a stormwater plan which meets Ordinance requirements. Mr. Fegley stated they are not required to reduce existing stream overflow. He stated he does feel they are helping the situation with their stormwater management plan as required by Ordinance.

Mr. Murphy stated he also wanted to advise the Board that an existing resident had previously requested that the access road to the cul-de-sac be re-located so that the would not be potentially impacted by headlights. Mr. Murphy noted the Township did request that the streetscape be preserved. DeLuca has spoken with that owner and is prepared to do some landscaping on that individual's property to minimize the impact from headlights.

Mr. Stainthorpe moved, Mr. Fegley seconded and it was unanimously carried to table the matter to February 2, 2003 and agree to the request that it be considered a Preliminary/Final Plan.

Mr. Adams asked what will happen if the four property owners cannot come to an Agreement by February 2. Mr. Fegley stated if that is the case, the Board of Supervisors will have to make a decision.

Mr. Victor Fiori, Dolington Road, asked about the name of the development. He stated he feels they should include the Prospect name in the name of the development due to the history of the property. Mr. Murphy stated they have been waiting for the Township to give direction on street names and the development name. Mr. Fedorchak was asked to look into this.

DISCUSSION OF ORDINANCE NO. 335 AMENDING THE ZONING ORDINANCE TO PERMIT AN AGE-QUALIFIED COMMUNITY

Mr. Garton stated this matter has been tabled a number of times. He has incorporated the recommendations from the Planning Commission. The Planning Commission has further recommended that this matter be tabled until they complete the review of the Comprehensive Plan.

Mr. Stainthorpe stated there were good points made by the Planning Commission and members of the public when this was discussed at the Planning Commission including the fact that they did not feel they should rush into this without further input from the Township and residents. He stated in general he feels they should make room for this type of housing in the Township, although there are questions he feels still need to be answered.

Mr. Fazzalore stated he is concerned with the length of time this could take. He stated there are some older existing residents who want to remain in the Township but have nothing to move into and are leaving the Township.

Mr. Hackman stated the Planning Commission is currently working on the Master Plan after which they will work on the Zoning Ordinance. He estimated that this could be one year away. Mr. Fegley stated he does not see why they cannot go out of order and address this issue now. Mr. Hackman stated he is not sure they want to set up high density housing in R-1. He does not feel there has been sufficient publicity to advise those living in these areas about what is being considered.

Mr. Fegley stated he agrees that there should be more discussion on the matter and does not feel they should vote on this matter this evening. He stated he feels they could direct the Planning Commission to consider this matter further so that in March or April, the Board can take action. He stated he feels the Planning Commission should publicize this and have public hearings. Mr. Hackman stated he would not be adverse to this. He stated there are areas in the Township where this type of housing could have been built. He noted particularly Palmer Farm where outside maintenance of the home and the grounds is done by the Association. Palmer Farm is a zero lot line development. The houses are not attached.

Mr. Stainthorpe agreed that a time line should be put on this matter and that they encourage additional public comment and input. Mr. Stainthorpe asked Mr. Roeper how much additional time he feels the Planning Commission needs. Mr. Roeper stated the major concern of the Planning Commission was they wanted to consider extending this option into R-2 and R-3M where some open parcels still remain. They felt that possibly it should not be discussed until after the Hearings on the Master Plan. He feels the Planning Commission could make a recommendation with respect to all three zones in approximately one month.

Mr. Fazzalore asked if they could come back at the second meeting of the Board in March, and Mr. Roeper stated he felt they could make a recommendation by the first meeting in March. Mr. Garton stated they would have to re-advertise.

Mr. Gary Cruzan, 1597 Clark Drive, stated he is concerned about the way this is being done. He stated if they put this in R-1 it opens up at least half of the Township to this type of housing. He feels they should create a zone where this use would be permitted rather than put it in all of the zones. As proposed, he feels they will accelerate the development of the rest of the Township.

Mr. Garton stated by taking no action this evening, the matter dies.

Mr. Fegley asked that the Planning Commission consider an overlay zone as recommended by Mr. Cruzan.

APPROVAL OF ORDINANCE 336 AMENDING ORDINANCE NO. 289 WHICH ADOPTED THE 1993 BOCA NATIONAL MECHANICAL CODE BY PROHIBITING THE USE OF SOLID FUELS IN BOILERS AND PRIMARY HEATING SYSTEMS

Mr. Garton stated this matter has been duly advertised for consideration this evening.

Mr. Hackman stated there is a situation in the Township where someone has a wood-fired boiler outside which is creating problems. He expressed concern that there may still be some coal-fired furnaces in the Township, and Mr. Garton stated these would be "grand-fathered."

Mr. Fedorchak noted the current problem has been resolved and the matter was heard before the District Magistrate where the Township won the case. The individual involved has corrected the problem.

Mr. Fazzalore moved, Mr. Stainthorpe seconded and it was unanimously carried to approve Ordinance No. 336.

APPROVE EXTENSION OF TIME FOR BUCKS CENTRAL CHURCH PRELIMINARY PLAN

Mr. Stainthorpe moved, Mr. Fegley seconded and it was unanimously carried to approve an extension of time for Bucks Central Church Preliminary Plan until 5/5/03.

APPROVAL OF JANUARY 6, 2003 AND JANUARY 20, 2003 WARRANT LISTS AND DECEMBER, 2002 PAYROLL

Mr. Fazzalore moved, Mr. Stainthorpe seconded and it was unanimously carried to approve January 6, 2003 and January 20, 2003 Warrant Lists, and December, 2002 Payroll as attached to the Minutes.

APPROVAL TO REFINANCE THE 1998 BOND ISSUE

Mr. Chris Monahan and Mr. William Taylor were present. Mr. Garton stated because of the favorable rates, they are recommending that the Township refinance another Bond Issue. Mr. Monahan stated they have already approved refinancing the 1997 Bond Issue.

At the time this generated approximately \$300,000 in savings. Currently they are at \$370,000 in savings because of another decline in the rate. Because of the recent drop in interest rates, the 1998 Bond could be re-financed, which could generate an additional saving of \$214,000. Mr. Monahan stated because this 1998 Bond Issue is close to the 3% threshold, he would like to have one of the members of the Board appointed to proceed and have all the paperwork ready at the next meeting. They would like Mr. Fazzalore to be authorized to include this latest Bond Issue.

Mr. Stainthorpe moved, Mr. Fegley seconded and it was unanimously carried to approve Refinancing the 1998 Bond Issue.

Mr. Fegley moved, Mr. Stainthorpe seconded and it was unanimously carried to approve Frank Fazzalore doing this assuming it meets the 3% threshold.

ZONING HEARING BOARD MATTERS

It was agreed that the Cooper, Patriot Drive, Variance request to exceed impervious surface ratio in order to construct an addition for elderly parents, would be left to the Zoning Hearing Board.

It was agreed that the Bucks Central Church, Special Exception request to build a church on a property located at Newtown-Washington Crossing Road south of Stoopville Road, would be left to the Zoning Hearing Board.

It was agreed that the Mignoni, 1667 Edgewood Road, Variance request to add parking spaces within five feet of the property line rather than the required twenty-five feet, would be left to the Zoning Hearing Board. There was discussion on how the Grange and the Church currently use the driveway and parking areas. Mr. Hackman stated he wants to make sure that the Grange property works on a stand-alone basis and the Church works on a stand-alone basis.

There was discussion on the McManus matter. Mr. Garton noted this is an undersized lot in the RRP Zone on River Road; and in order to construct a single-family dwelling, they need several Variances. He noted there is a comprehensive Application. He stated he is not yet familiar enough with the Application to determine the extent of the Variances being requested. He provided a copy of the Plan. Mr. Williams stated without some relief, the lot is virtually unbuildable. Mr. Garton stated the owner is legally permitted to obtain the minimum relief. The Solicitor was asked to appear to insure that this is the minimum relief necessary.

SUPERVISORS' REPORTS

Mr. Hackman stated it is getting too cold to move dirt on the Golf Course and they will stop work for the time being.

Mr. Stainthorpe asked about Board assignments for 2003, and Mr. Fedorchak agreed to contact Mrs. Godshalk about this matter.

January 20, 2003

Board of Supervisors - page 12 of 12

APPOINTMENTS

Mr. Stainthorpe moved, Mr. Fegley seconded and it was unanimously carried to appoint Andrew Strauss to the Planning Commission.

Mr. Stainthorpe moved, Mr. Fazzalore seconded and it was unanimously carried to appoint John Hricko to the Zoning Hearing Board.

There being no further business, Mr. Hackman moved, Mr. Fazzalore seconded and it was unanimously carried to adjourn the meeting at 9:50 p.m.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Frank J. Fazzalore". The signature is written in a cursive style with a large initial "F".

Frank Fazzalore, Secretary



Township of Lower Makefield

BOARD OF SUPERVISORS

Grace M. Godshalk, Chairman
Wesley W. Hackman, Vice-Chairman
Frank J. Fazzalore, Secretary/Treasurer
Scott I. Fegley, Supervisor
Pete Stainthorpe, Supervisor

JANUARY 2003 WARRANT LISTS AND DECEMBER 2002 PAYROLL COSTS FOR APPROVAL JANUARY 20, 2003 BOARD OF SUPERVISORS MEETING

01/06/03 Warrant List	\$ 577,519.21	
01/03 Manual Checks	363,997.54	
01/21/03 Warrant List	607,807.41	
Total Warrants & Prepaids		1,549,324.16
<u>PAYROLL COSTS:</u>		
December 2002 Payroll	330,414.40	
12/02 Payroll Taxes, etc.	24,641.51	
Total Payroll Costs		<u>355,055.91</u>
TOTAL TO BE APPROVED		<u>\$ 1,904,380.07</u>



Township of Lower Makefield

BOARD OF SUPERVISORS

Grace M. Godshalk, Chairman
Wesley W. Hackman, Vice-Chairman
Frank J. Fazzalore, Secretary/Treasurer
Scott I. Fegley, Supervisor
Pete Stainthorpe, Supervisor

JANUARY 2003 WARRANT LISTS AND DECEMBER 2002 PAYROLL COSTS FOR APPROVAL JANUARY 20, 2003 BOARD OF SUPERVISORS MEETING

02/03/03 Warrant List	\$ 423,991.68	
02/03 Manual Checks	100.00	
02/18/03 Warrant List	782,402.62	
Total Warrants & Prepays		1,206,494.30
<u>PAYROLL COSTS:</u>		
January 2003 Payroll	490,553.66	
01/03 Payroll Taxes, etc.	37,488.94	
Total Payroll Costs		528,042.60
TOTAL TO BE APPROVED		\$ 1,734,536.90

