

**TOWNSHIP OF LOWER MAKEFIELD
ENVIRONMENTAL ADVISORY COUNCIL MEETING MINUTES
WEDNESDAY, NOVEMBER 11, 2009**

The regular meeting of the Environmental Advisory Council of the Township of Lower Makefield was held in the Lower Makefield Township Municipal Building on Wednesday, November 11, 2009. Chairman Geoff Goll called the meeting to order at 7:30 p.m.

Those present:

Environmental Advisory

Council:

Jim Bray, member
Laura Brandt, member
Alan Dresser, member
Rick Ewing, Vice-Chairman
Geoff Goll, Chairman
Lisa Grayson-Zygmunt, alternate (absent)
Joseph Sundeen, member

Others:

Jason Simon, Supervisor Liaison (absent)
Gayle Stringer, resident

APPROVAL OF THE OCTOBER 14, 2009 MEETING MINUTES

Mr. Bray moved and Mrs. Brant seconded and the October meeting minutes were unanimously approved with changes.

EAC MEMBERS

Mr. Goll said he talked with Mr. Fedorchak to fill the positions open on the Council and Mr. Fedorchak would put out an advertisement for candidates.

GREEN BUILDING CODE

Mr. Ewing said the Supervisors approved the Green Building Code and we are the first municipality to adopt a Green Building Code. Mr. Bray stated at the meeting he spoke at in Warminster he spoke about the Green Building Code to come out of our EAC. He was asked how it works and if other communities could model their code after ours. Mr. Ewing said the building code should be posted on the Township web site. Mr. Bray will contact Mrs. Stickelmeier about posting the code.

The Council talked about the Supervisors' feelings about the code. Mr. Bray stated in talking with the Sierra Club, they would like to thank the Lower Makefield Township Board of Supervisors for adopting the code and we should invite people who helped this along to a future Supervisors meeting to thank them. At the conclusion of the discussions

on the Green Building Code at the Supervisors meeting, Mr. Maloney asked the Council to expand this to commercial and residential building by offering incentives.

2010 LECTURE SERIES

Mrs. Brandt said the lecture series might be a budget issue in 2010. Mr. Bray said he spoke with Mr. Fedorchak about the EAC's budget and he reassured him that the EAC would get the budget we asked for things like the lecture series.

Mrs. Brandt said they were thinking about a recycling lecture and Mrs. Zygmunt-Grayson could add another idea at a later date.

BIO-CHAR PROJECT

Mr. Bray stated that Cool Cities has two new members Mr. and Mrs. Greenspan who own a company called Bio-Char. They produce pellet products from waste. Mr. Sundeen said he read a book about the history of western hemispheres and the Amazon where they used charcoal found in richer soil and mixed into soil in areas where the soil was poor. He said the Township could mix charcoal with the soil at Patterson Farm to improve the soil, noting leaves and branches could be turned into charcoal. He said it is better than compost because it never decomposes.

Mr. Bray suggested we invite the Mr. and Mrs. Greenspan to a meeting to speak with the EAC. Mr. Ewing suggested if it is a viable product the Township could in many locations.

EAC CONSULTANT

Mr. Goll said he talked with Mr. Maloney about the EAC having a consultant to write letters to applicants instead of the Council members handling as it has in the past. The consultant would be paid through the applicants' escrow. Mr. Goll suggested a hydrologist be hired rather than an engineer so as not to conflict with the Township engineer or the Council members. He will speak with Mr. Maloney to setup an interview process to get someone on board by the beginning of the New Year.

Mr. Ewing noted in September the EAC had the most projects to review than in any other month during the year and asked if we could extend the review period. Mr. Goll said we could delay the process and the consultant could help.

Mr. Bray asked if the consultant would attend EAC meetings and how would they handle comments from the Council. Mr. Ewing suggested hiring a person with expertise in soil and storm water management.

The Council unanimously agreed to secure an EAC consultant.

BUCKS BEAUTIFUL

Mrs. Brandt stated that we accepted the program certificate and were commended by many people at the presentation for the beautiful project.

RECYCLING EDUCATION PROGRAM

Mrs. Brandt stated she and Mrs. Bray put together a presentation for 3rd graders from Penn Ryn recently. They have another group coming next week for the Recycling Education program. The Council talked about involving more recycling education and ideas in schools and out of schools.

RECYCLING SURVEY

Mr. Dresser stated the commercial survey is complete and one component of the report is being prepared by Gannett Flemming to be presented to the Board of Supervisors. The residential survey is on the Township website.

Mr. Ewing noted that a lot of money from recycling is not going to the Township and is there anything we could do. Mr. Dresser said we are losing money and there is nothing we can do next year when Waste Management pulls out of the agreement next.

PLANT STEWARDSHIP

Mr. Goll said he hasn't heard from Bowman's Hill yet regarding the plant stewardship survey they completed. He would like them to make a presentation to the Board of Supervisors.

DRAINAGE BASINS

Mr. Bray said he talked with Mr. Fedorchak and last year they had 15 basins in the program and they talked about adding an additional 15 basins. The Township Budget Committee liked the idea and asked why not stop cutting all of the basins to save the Township money. Mr. Bray would like to talk with other Townships with the same program about what they do with the clippings.

Mr. Goll talked with the residents of the Woodlands about the basin. Their complaint is the Township waited too long to mow the basin and left huge clumps of grass and were mistreating the trees when they were mowing. Mr. Goll brought up the idea to the residents to have a swath of grass they are supposed to mow and should plant trees to help create a buffer in their development. He suggested with a buffer, to beautify the

basin and he would work with them as a representative of the EAC to create a Master Plan for the Development.

Mr. Goll will reach out to the Woodlands people with his ideas.

CONSTRUCTION SITE VISITS

The Council tabled discussion of this matter until the next meeting.

NEWSLETTER/EMAIL

Mr. Sundeen and Mrs. Brandt asked how often should the newsletter be sent out. Mr. Bray stated the frequency it is being sent out now is working well. Mr. Sundeen said he would send out an email about the recycling survey and then will send out a regular newsletter about the green building code approval and the recycling education program. Mrs. Brandt suggested asking for lecture ideas in the newsletter.

OPEN SPACE

Mr. Bray stated on November 18th he will talk with the Board of Supervisors about the open space program. He talked with Bucks County Open Space and they had someone inquiring about using Patterson Farm for a rye whiskey operation. Mr. Bray stated he met with Mr. Fedorchak and the interested person at Patterson Farm. He is looking at the barn for the distillation process and could also use the outbuildings as well. The interested person lives in Solebury is a retired chemical engineer and is viewing this entire property for rye production. Mr. Bray will talk about more details with the gentleman next week.

LAND USE REVIEWS

Zubaida - Mr. Goll stated he received the reports and drawings for this project. A lot of work needs to be done. They are leaving volume for infiltration but need to be more compliant and there is no EIA yet.

Dogwood Drive – Mr. Goll said the applicant recently went before the Board of Supervisors. Instead of having a pond they put subsurface basin infiltration under the road instead of cutting down 1/3 of the number of trees with a traditional basin. The Supervisors liked the idea and Mr. Goll said he usually dislikes underground basins but would rather see the trees left in place. Mr. Goll suggested a caveat that in this instance only would the Township agree to an underground basin option.

Flower's Tract - Mr. Bray said he hasn't heard from the applicant yet but he sent comments about the noise at the site and storm water management issues.

Edgewood Crossing – This project is across the street from Flower’s Field, there has been no response or comments received.

Freeman’s Farm – The Township sent the applicant a letter saying that they must respond. Mr. Goll said the firm representing the applicant laid off the engineer in the project. Mr. Dresser said he sent comments to the Council to review. We should take the position they need to take into consideration downstream flooding.

Middlemiss – The project had been approved and closed.

Scammel’s Corner – Mr. Goll said he received sketch plans and will give them to the Council to review. The applicant is proposing swales instead of sewers on the street, narrow roads and increased open space.

Octagon – Mr. Goll said he sent a letter to the applicant indicating that they disturbed more area than allowed. He also noticed when driving by the site that more disturbance of the woodlands was caused and the Township needs to enforce any violation. He also noted the basin should be a rain garden.

OPEN DISCUSSION

Mr. Bray said the Township should consider an ordinance change to require bike racks at all commercial developments.

Mr. Sundeen distributed DVD’s from the recent Global Warming Conference.

Mr. Sundeen said he read an article about alternative energy called Transition Towns about moving towns to be more sustainable. He also attended a conference about the subject.

The next regular meeting is scheduled for Wednesday, December 16th at 7:30 pm in the Township Building.

There being no further business the meeting was adjourned at 9:25 p.m.

Respectfully Submitted,

Geoff Goll, Chairman