

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
MINUTES – FEBRUARY 6, 2013

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on February 6, 2013. Chairman Stainthorpe called the meeting to order at 7:30 p.m.

Those present:

Board of Supervisors:           Pete Stainthorpe, Chairman  
  Dobby Dobson, Vice Chairman  
  Dan McLaughlin, Secretary  
  Kristin Tyler, Treasurer  
  Jeff Benedetto, Supervisor

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

**PUBLIC COMMENT**

Mr. Zachary Rubin, 1661 Covington Road, commended the Board of Supervisors for their authorization of the letter to be sent to the Pennsylvania State Association of Township Supervisors about prohibiting firearms in Township parks; however, the Resolution he wanted the Board to introduce at the meeting on January 16 which he was unable to attend would not be for the State to ban firearms in Township parks because he feels this would fail. He stated he would like to see the State Legislature delete or strike out the provisions of 1620 which is the State law which prohibits Municipalities and Townships from regulating ownership and possession of guns. He stated it is possible another Township may wish to be able to have guns in their public parks, but in Lower Makefield he feels the Township should have the right to prohibit them in their own parks.

Mr. Rubin asked if the Resolution has been sent out yet, and Mr. Stainthorpe stated it has not although Mr. Garton has drafted a copy but it has not been fully reviewed. Mr. Rubin stated he is not looking for a State law to ban firearms in parks, but would like to see the Municipalities to have the right to do so. Mr. Rubin stated he feels this would have a better chance of passing if the Municipalities were able to decide on this for their own Municipality.

Mr. Garton stated cases arose when various Municipal entities started prohibiting firearms within their Township as a whole so they need to be careful that it is crafted so that there is some prospect for its passage to be successful. He stated if they were to allow each Municipality to decide whether there can be firearms within their Township, City, etc. an individual would have no idea what regulations would be applied.

Mr. Garton stated he will review this further, and will e-mail the draft to Mr. Rubin as well. Mr. Garton stated currently you are prohibited from having guns in schools and courthouses in the State. He stated the more narrow it is, the more likely it is that it will pass.

Mr. Benedetto stated he did receive a number of e-mails about this issue; and he while he voted for this at the last meeting because he believed that the Township should have control over local Ordinances, he now feels his vote was a mistake. He stated he believes that a Constitutionally-protected right such as the right to bear arms protected by the State Constitution is a right that should be handled by the State.

Mr. Harold Koopersmith, 612 B Wren Song Road, referenced a hand out he provided to the Board this evening relative to the Pennsbury School District.

#### APPROVAL OF MINUTES

Mr. McLaughlin moved, Mr. Dobson seconded and it was unanimously carried to approve the Minutes of January 16, 2013 as written.

#### APPROVAL OF JANUARY 7, 2013 AND JANUARY 21, 2013 WARRANT LISTS AND DECEMBER, 2012 PAYROLL

Ms. Tyler moved, Mr. McLaughlin seconded and it was unanimously carried to approve the January 7, 2013 and January 21, 2013 Warrant Lists and December, 2012 Payroll as attached to the Minutes.

#### ENVIRONMENTAL STEWARDSHIP AWARD

Mr. Stainthorpe stated the Environmental Advisory Council gives out an Environmental Stewardship Award each year, and Mr. Bray from the EAC is here this evening to present this Award. Mr. Bray stated Ms. Kim Wodzanowski, a Pennsbury High School Senior, is the winner this year. Ms. Susan Mazatelli stated Ms. Wodzanowski came to her in 2010 while she was working on her Girl Scout Gold Award as she saw a need for recycling at the School. She stated Ms. Wodzanowski started a “Dream Team” with volunteers at sporting events at the School and in the Township collecting water bottles.

Ms. Wodzanowski thanked Ms. Mazatelli, the EAC, and the Supervisors for all their help with her project. Mr. Stainthorpe stated he was the Liaison to the EAC three years ago when Ms Wodzanowski came to them about her project, and he commended her on seeing the project through.

Mr. Bray stated the Award also includes a \$500 stipend and he thanked the Board for providing them with the Budget to enable the EAC to do this. Ms. Wodzanowski was presented with the check and plaque this evening.

#### CONDOLENCE RESOLUTION TO SID LEHMANN'S WIDOW

Mr. Stainthorpe stated Sid Lehmann was a Supervisor in Lower Makefield and was the first elected Democratic in the history of Lower Makefield Township. He stated Mr. Lehmann had a great reputation and was a full part of the Board having been rotated through the leadership, and he contributed a lot to the Township.

Mr. Steve Santarsiero was present and stated Mr. Lehmann was elected in 1985, and he served the community with distinction. Mr. Santarsiero stated Mr. Lehmann originally became involved because of a plan to put a sewer treatment facility on the property which is now Macclesfield Park. Mr. Santarsiero also reviewed Mr. Lehmann's accomplishments outside of being a Township Supervisor. Mr. Santarsiero presented the Condolence Resolution from the Pennsylvania House to the Lehmann family who were present this evening.

#### PRESENTATION FROM BIBLE FELLOWSHIP CHURCH ON FUTURE EXPANSION PLANS

Mr. Stainthorpe stated the Bible Fellowship Church was last before the Board in March discussing the potential purchase of Township land to facilitate their expansion plans. He stated the Township took no action at that time, and there was significant public comment; and there were a number of neighbors not in favor of the plan. Mr. Stainthorpe stated the Church is present this evening with a Revised Plan. He stated this is an informational presentation only, and the Board will take no action this evening. He stated if they chose to proceed, a Subdivision Plan will need to be drawn which will have to be approved by the Planning Commission and the Board of Supervisors.

Pastor Bob Travis, Mr. James Patoka, Mr. Craig Styers, engineer, and Mr. Joe Rosina, engineer, were present.

Pastor Travis stated in March, 2012, they made a presentation before the Board about the Township-owned land next to their property. He stated at that meeting they heard the concerns of some of the neighbors and also had several meetings since that time with the neighbors. He stated listening to some of the issues they raised, they have revised the Plans for the site expansion if the Township land were to become available and Bible Fellowship Church were to purchase it.

Pastor Travis showed the Plan that was presented last year which included an expansion that expanded the size of their auditorium. He stated at that meeting they had discussed the trends in the growth of their Church and explained the need for the expansion. He stated the Plans show that initially they would expand the size of the auditorium slightly, add classroom space to the downstairs of the building for children's' ministries, add office space, and some additional expansion. He stated after listening to the concerns of the neighbors, they came up with a new Plan they would like to present this evening.

Pastor Travis noted a slide of the parcel of land that the Township was discussing potentially selling which was a 20.4 acre parcel. He showed the Plan that was presented last year which showed the small expansion to the auditorium, the additional classrooms, added office space and additional parking that would be added. Pastor Travis showed aerial views of possible scenarios, one of which is what they are currently proposing which would be the purchase of an 8.84 acre parcel of land next to the present Church property that runs along Oxford Valley Road which would enable the Church to build what they need; and this would reduce the sale of land from 20.4 acres to 8.84 acres.

Mr. Benedetto asked how this would impact the impervious surface if they do not get the full 20+ acres. Pastor Travis stated currently the Church is restricted to 17% impervious surface. He stated Grace Point Church was permitted to have 29% impervious surface; and if Bible Fellowship were able to go to 29%, it would bring down the number of acres they would need to purchase in order to be able to build the footprint of the size of building they were discussing.

Pastor Travis stated they want to make sure that the Township would still have access to the land that was behind the Church property since the parcel they are now discussing runs along the road frontage of Oxford Valley Road. He stated this includes a 50 foot Township-owned access along the Railroad tracks that would take it back to the land that would be Township land even if the sale were to go through.

Pastor Travis stated they wanted to do whatever they could to be friendly to the neighborhood and a number of neighbors discussed the tree line that runs along Oxford Valley Road. He stated the Plan one year ago had a 35' buffer between Oxford Valley Road and the parking lot, and the new Plan expands that buffer zone from 35' to 132'. Therefore, from Oxford Valley Road to the start of the new parking lot, there would be a 132' buffer along Oxford Valley Road.

Pastor Travis noted the location of the wetlands on the property that they currently own which are on the back side away from Oxford Valley Road. He stated when they looked at the property that could potentially be up for sale, the wetlands run along the same direction on the back side of that property. He stated the Church discussed the possibility that up to 6.16 acres could be conserved as Conservation land and would be restricted from building on. He stated they would then take the whole back section and allow it to count for the impervious surface, but it would never be built upon.

Mr. Stainthorpe asked about their timetable, and Pastor Travis stated they would like to move forward as soon as possible.

Mr. James Patoka stated there are currently portable units on the site, and they are allowed to remove those portables and build a Phase II. He stated they would like to design Phase II differently and bring more parking onto the site. Mr. Stainthorpe stated the Plans were approved some time ago, and Mr. Patoka stated the Phase II Plans were approved with Phase I. He stated if they do not get the land from the Township, they would need to design a smaller Phase II than they would like, but they would then have to go to the soccer field to get the additional parking in that location; and they do not feel the neighborhood would want to see the soccer field converted to one hundred parking spaces. He stated they would like to move the parking over behind the tree line, and this is why they provided a large buffer on Oxford Valley Road. Mr. Patoka stated if the sale of the Township land does not go through, they still have the right to expand as the Plans were approved to do this although they would like to design it a little differently and would rather not use the soccer field for parking. He stated in order to do this, they would need to purchase additional property.

Mr. Stainthorpe asked if they are prepared to start building Phase II immediately or are they looking to build the parking lot as soon as possible. Mr. Patoka stated it would be a combination with a wing out the front. He stated the portables would stay in place. He stated an addition would be in the back, and the parking would all happen; and this would be one plan. He stated the next plan would be to remove the portables and build where the portables are located.

Pastor Travis stated presently the auditorium holds 400 seats, and what is being shown would be a small expansion to take them to 475 seats which would be the first phase. He stated they would also gain classroom space and the parking. He stated the next phase which would only be built if needed, would get them to 700 seats in the auditorium; although this would be a separate auditorium, and the present auditorium would become a gym. Pastor Travis stated they are concerned about putting so much money into the existing structure if it is not really what they feel they will need, and the additional land would allow them to get a little bit bigger footprint.

Mr. McLaughlin asked how many services they have on a typical Sunday, and Pastor Travis stated currently they have services on Sunday at 9:15 a.m. and 11:00 a.m. where there are approximately 300 people at each service. Mr. McLaughlin asked what an expansion would be in terms of pressure on Oxford Valley Road. Pastor Travis stated he feels Edgewood School brings much more traffic to the roads than they do. He stated on Sunday, the School is closed. He stated he feels the road already accommodates significant traffic, and they would not exceed what the School does.

Mr. McLaughlin asked about lighting at the additional parking lot as this was one of the concerns of the residents. Pastor Travis stated on Tuesday and Wednesday nights they have evening activities, and they would follow the Township Ordinances with regard to lighting. He stated they do not want to do anything that will inconvenience neighbors. He stated the buffer will help with this as well as the lighting requirements. Mr. McLaughlin stated they did lose a lot of trees on Oxford Valley Road due to the storm, and he would like to have as minimal lighting as possible and that the lights be on as minimally as possible. Pastor Travis stated they do use timers currently.

Mr. Rosina stated they have on file with the Township the original Traffic Study that was done, and they found no impact at that time. He stated he feels the Ordinance requires that they do another one if they proceed with the expansion. Mr. Rosina stated with regard to lighting, according to the Ordinance, no lighting is permitted to spill off of the property. He stated the trees will also provide a buffer, and the lighting is downward.

Ms. Tyler asked if the parking needs relate to the Sunday services, and Pastor Travis stated most of it is on Sunday morning. Ms. Tyler asked the existing arrangement with Edgewood Elementary School; and Pastor Travis stated the School is aware that they are parking in one area of the School, and they run a shuttle bus to that location. Pastor Travis stated while some of the people walk during the warm weather, they do run two shuttle buses back and forth constantly from Edgewood School to the Church. Ms. Tyler asked if any of the congregants voiced a concern with the shuttle bus system or the on-street parking; and Pastor Travis stated the shuttle is not ideal, and some people do not want to take it and want to be able to park at the Church. He stated they park forty to sixty cars at Edgewood School on Sunday. He stated they do have an agreement with the train station in Yardley to use their parking lot if necessary, but the drawback to this is that people would not be able to walk, and they would have to wait for the shuttle at that location.

Ms. Tyler asked if they have given consideration to adding services on Sunday to alleviate the crowding in the parking lot. Pastor Travis stated while they have, he noted the growth trends of the Church; and he stated at some point in time, they will need to address the size of the auditorium for the number of people they have. He stated the building they have today was designed for a Church of 250 people, and they are drawing 600 people. He stated they do have plans for a third service. He stated the time it takes

to proceed with the expansion is a multi-year process. Ms. Tyler asked what would be the impact if they added a 5 p.m. service; and Pastor Travis stated they do not feel this would have an impact on their current problem as they have found the addition of an evening service would probably bring in new people who were not coming to Church on Sunday morning as opposed to existing members switching from the morning service to the evening service. Pastor Travis stated especially for Protestant Churches, most people are in the habit of attending Church on Sunday morning. He stated while an evening service would be a great outreach opportunity, it would not alleviate the Sunday morning crowding.

Ms. Tyler asked if they have run impervious service numbers as far as utilizing the existing soccer field for the proposed parking rather than the Township property. Mr. Styers stated they have not run those numbers.

Ms. Tyler asked how many additional parking spaces they are proposing, and Mr. Patoka stated currently they have 171 spaces, and with the additional they would have an additional 160 for a total of 331 parking spaces.

Ms. Tyler asked assuming they do the full expansion, what would be the maximum number of congregants they would have in Church at a service, and Pastor Travis stated the auditorium capacity would be 700.

Ms. Tyler stated she would like to hear from the public whether they would be in favor of the parking lot on the existing soccer field as opposed to purchase of the Township land for this purpose.

Mr. Benedetto stated they indicated that the current overflow was 40 to 60 cars, and they currently have 171 spaces, but they are asking for 160 additional spaces. He asked why they need this when there is currently an overflow of 40 to 60 as it seems their request is excessive. Pastor Travis stated three years ago they probably had 60 to 80 empty parking spaces in their parking lot, but the Church has quickly grown in this time period. He stated they looked at growth trends over a three to five year period, and they do not want to go through a building project which may take two to three years and find that they have outgrown what they have just paid to build. Mr. Patoka stated they also have to follow the Ordinance requirements for the number of parking spaces required for the number of seats in the Sanctuary. Ms. Tyler stated she felt that the Ordinance considered three people per car which would equal 231 parking spaces rather than what has been proposed. Pastor Travis stated they did a lot of research on this; and while the Township Ordinance requires three to one, architects who design Churches feel two to one is the ratio to be used. He stated they also run adult and children's educational classes simultaneous with the Worship Service. He stated these involve teachers as well so a lot of people are present staying for both Services. Ms. Tyler asked if they would consider

holding their adult education services at a time other than when they are holding Worship Services, and Pastor Travis stated they do not feel people will come back to Church to go to that. He stated often the parents go to one class, and the children go to another.

Mr. Benedetto stated he feels there are concerns about the safety of the expanded buffer and what could happen behind this expanded buffer in the parking lot; but Mr. Patoka stated people could go behind the Church in the current parking lot now, and they are not having any issues with security.

Mr. Benedetto asked what the Church's current activity field is used for. Pastor Travis stated they use it in the warm weather on Wednesday night for outdoor games. He stated the Vacation Bible School also uses it every day when they have Vacation Bible School in the summer. He stated they also have flag football in the spring. He stated they have gotten feedback from the neighbors and their Church members that they would prefer not to see this covered. Ms. Tyler stated the Board is also faced with the problem that the residents do not want to see the Open Space paved over either.

Mr. Benedetto asked if it would be more cost effective for the Church to pave the soccer field and use the activity fields at Edgewood. Pastor Travis stated currently there are times when the children go out for only a short period of time and when there are three to seven year olds that would need to be moved safely up and back to Edgewood, there would be logistical issues.

Mr. Benedetto asked for more details on the Conservation Easement proposed, and Mr. Patoka stated most of the land they would put in a Conservation Easement is their current property from the wetlands and behind to the border of the Township property. He noted the far right-hand part which would be part of the new purchase and a combination of all of this could be put in a Conservation Easement or a Deed Restriction. He stated if there was a purchase of 8.8 acres, there would be a "give-back" or a conservation of 6.2 acres that would not be built on. Ms. Tyler stated if it is currently wetlands, it could not be built upon; and Mr. Patoka stated there could be a road or bridge built back to there and parking. He noted it would probably be cost prohibitive and take out too many trees so it is not ideal. Mr. Patoka stated the Plan is to put the parking where fewer trees would need to be disturbed. Ms. Tyler asked how many trees would need to be disturbed in order to bring the Plan to fruition, but Mr. Patoka did not have this number.

Mr. Dobson asked if they could move the parking area over to the existing soccer field and put in a soccer field at a location he showed on the Plan which would not involve a purchase of additional land. Mr. Patoka stated the current parking is almost right up to the border on that side of the building. Mr. Dobson stated he is concerned with the Church's proposal.

Mr. McLaughlin stated he is concerned that once it is fully built out, they will have the capacity to go to 700 people twice a Sunday which would be 1400 people in the space of three hours; and he feels that this is too much for the neighborhood and the road. He stated he does not feel this expansion is what was contemplated when the Township originally approved the Plan. Mr. Patoka stated typically attendance is 80% of their members so it would probably be 500 to 600 per service and currently they have a total of 600 to 700 on Sunday.

Mr. Harold Koopersmith commended the Church for discussing their plans with the neighbors. He stated there are only approximately six homes on the other side of the Church. Mr. Stainthorpe stated while this is true, there are other streets and homes in the neighborhood. Mr. Koopersmith asked the Church if they could move to another location where they would not have these problems. Pastor Travis stated did consider land on Edgewood Road approximately three years ago, but they would prefer to expand where they are. He stated if they do not get the additional land, they could expand on the footprint they have or they could move to another location.

A gentleman from Lakeview Drive, asked if this is considered a Zoning issue, and Mr. Stainthorpe stated only if they were requesting to go to 29% impervious surface which would require approval from the Zoning Hearing Board. The gentleman stated he was speaking in terms of the notice they received since they only had five days notice and some of the neighbors could not attend the meeting. Mr. Stainthorpe stated there is no requirement for notice as this is just a general discussion. He stated the Township has legal notice requirements for Planning Commission and Zoning Hearing Board matters. He stated the Township Manager sent out the notices on his own, and there was no requirement to do so. Mr. Garton added that no decisions will be made this evening on this project, and there will be further opportunities for public comment. The gentleman stated he is concerned with the open space, and he is concerned if they go from 17% to 29% a lot of people will be asking for this if the Zoning Hearing Board approves this. The gentleman stated he is concerned with the open space which should be preserved. He stated he also knows that there are additional funds that have been dedicated to purchase open space, and he hopes they will use those funds to buy additional open space. He also questioned what will happen if the Church membership increases even more and the additional parking runs out; and he is concerned that they will have to come back and ask for more space or move which will leave an even larger structure and parking lot. He stated he is in favor of the expansion of the buffer if this is approved. He stated he would prefer that they use the soccer field rather than open space and suggested they have their organized events at Macclesfield Park. He stated he has counted cars on Sunday, and he usually counts 10 in the neighborhood and 10 to 25 at Edgewood School so he does not feel 171 additional spaces are needed. He stated he is concerned with preservation of the open space and concerned that a lot of animals have already been driven out of what was open space due to construction and lack of open space.

Pastor Travis stated they have considered what they would do if they were to exceed the capacity of the 700 seat auditorium, and they would not go beyond that. He stated a base of this size would result in the financial means from that number of people attending the Church to do things such as campuses through expansion through Church planting in other areas and opening up of other campuses. He stated currently they do not have the giving base to effectively do that; but if they had that size of a base, they would want to do something like this and not expand this location further.

Ms. Sue Herman stated Lower Makefield voters spoke clearly when they voted yes to a Referendum for open space, and she feels the Board has an obligation to keep the 8.4 acres of land as open space and selling it would set a bad precedent. She stated it is the Board's obligation to protect the Township's open space and not sell it off to maximize Sunday attendance at the Church.

Ms. Deanna Vocher stated she is a Lower Makefield Township resident, and she is glad that the Church's new plan calls for the reduction of the number of acres they are looking to buy; but she stated it still calls for the same number of acres of trees to be taken down to accommodate the overflow parking lot. She stated the expansion they want to do in the building can be accommodated by their present property, and they do not need the extra land for that building expansion. Ms. Vocher stated while no one wants to say they should take away the soccer field and use it for parking, she feels that a field of grass can be grown a lot easier than acres of trees. Ms. Vocher stated with regard to the traffic, Edgewood School currently has only 400 families at the School, and she does not feel that there are 400 families bringing their children to school Monday through Friday. Ms. Vocher stated she does appreciate the Church taking the time to meet with the neighbors and listen to their concerns and that they have tried to address the concerns by increasing the buffer zone of the trees from the road to the parking lot; however, in doing so they may have created what could be another problem for the Township which is having a dark, secluded parking lot at night that cannot be visibly seen easily from the road. She stated this could attract unsavory activities the neighborhood would not want to have. Ms. Vocher stated as a taxpayer she objects to the Subdivision and sale of the land to a tax-exempt entity which would only create a one-time gain for the Township. She stated she objects to the sale of open space an issue on which a majority of Lower Makefield voters have voted to preserve. She stated she objects to the destruction of a natural resource that enhances the Township and once taken away cannot be recovered. She stated she also objects to the destruction of trees which provide a natural buffer between her neighborhood and the freight trains in the area. She stated she also objects to the destruction of the natural wooded area that provides a back-drop for herself and her neighbors and a home for wildlife. She asked all those present this evening who are opposed to this project to stand, and a large number of people in the audience stood.

Mr. Jim Bray, Chair of the Environmental Advisory Council, stated he and Mr. Dresser met with the Bible Fellowship representatives a number of times, and they are very nice people who provide a vital service to the community. Mr. Bray stated he feels they are trying to put too much on a small area which does not fit. Mr. Bray stated he has heard that the Township should sell the property because it is “sitting there doing nothing;” however, Mr. Bray stated it is part of the watershed and a habitat for animals. He stated a mature tree can soak up 400 gallons of water a day so woods like these provide erosion and flood control. Mr. Bray stated he does not feel the Church has looked at all the options they have available; and he feels if they do so, they may not be interested in purchasing the property. He stated he feels they should add additional services including an evening service. He stated it appears there is a groundswell against this project, and he feels the Church should consider other options.

Mr. Benedetto stated Bible Fellowship does pay taxes, and Mr. Patoka stated he had a tax bill and they pay approximately \$3,000 annually.

Mr. Benedetto asked how much money is left for open space from the County and when must they use it; and Mr. Bray stated he believes they have two years to use it, and while the initial allotment was \$824,605, the Township has spent approximately \$400,000 of this so there is approximately \$425,000 left. He stated there is also the Bond Issue which has not been touched, and the Township has the right to borrow up to \$15 million. Mr. Benedetto stated in March of last year when this project was first discussed, a number of people indicated that if this was going to be sold, they felt the money should be used to purchase additional open space which would be a potential solution for those who were concerned about the preservation of open space. Mr. Bray stated the EAC brought this up; and if this sale were to happen, even though they were opposed to it, they would hope those funds would be used to procure additional open space.

Ms. Tyler asked if they have identified any open space for potential procurement in the amount of \$400,000; and Mr. Bray stated they are looking at this now, and they have a list of priorities and are looking at the amounts of money they feel they may sell for and then will contact the owners to see if they have an interest.

Mr. Frank Cromarty, 2323 Weinman Way, stated there is a large water pipe line on the property adjacent to the Railroad tracks; and he asked what this pipe is for. Mr. Kall stated it is a 24” water main that runs from the River through the property. Mr. Fedorchak stated there is an easement for that water line. Mr. Cromarty asked that the Board walk the site. Mr. Benedetto stated he does attend Bible Fellowship, and he will abstain from a vote on this matter; but he has been in that area on a number of occasions, and he agreed there is a large pipe in this area. Mr. Cromarty stated in 2009 the Board of Supervisors adopted the Open Space Plan Resolution, and he asked that they abide by this.

Mr. Bob Neubaum, 1604 S. Crescent Boulevard, thanked the Board of Supervisors for their work. He stated he is a member of Bible Fellowship Church, and he understands that the Board of Supervisors is to serve the entire community. He stated he feels the Church wants to do as much as they can to be good stewards and honor the land that is there. He stated he is in favor of increasing the buffer as proposed and lighting the parking lots safely with as minimal light as possible. He asked the Board to visit the Church on a Sunday to see how they are serving the community. He stated the land under discussion was not part of any Open Space purchase. Mr. Stainthorpe agreed and stated the land was acquired before they looked for open space. Mr. Garton stated a developer came in trying to put eight to ten houses on the property, and the Board of Supervisors at that time was concerned because it was wetlands and it joined the Township's complex. He stated the Township chose to condemn the property, and there was a Board of View Hearing and a price was arrived at which was paid to the developer who relinquished his rights because of the condemnation proceedings. He stated the Township did this to avoid additional houses and to provide some flexibility with respect to the Township's other holdings in the area.

Mr. Neubaum stated he has four children who attend the Church and the Church activities, and the Church provides a great service. He stated he feels if they were to put a parking lot where the soccer field is which is right on the road, it would be less appealing to the neighbors.

Mr. Alan Dresser, EAC, stated if they went from 17% to 29% impervious surface, they could put in a parking lot of 1.44 acres. He stated even though the grassy area is next to the road, it is down low so it is not really that visible from the road.

Ms. Jan Pedula stated she has gone to the Church, and they have a wonderful Church with wonderful Pastors. She stated less than 50% of the members of the Church are residents of Lower Makefield. She stated she is in favor of open space.

Ms. Carolyn Genovese, Springtree Lane, stated she goes to a Church in Newtown where there is no parking lot, and they work around this. She stated she is not in favor of selling open space in the Township especially for development or paving as it results in loss of open space which would be impossible to recover. She stated she is concerned about run off and possible flooding, loss of trees which results in loss of oxygen, and increased carbon emissions. She feels selling the open space is a dangerous precedent.

A woman from Weinman Way thanked the Bible Fellowship Church for communicating with the residents. She asked how many additional congregants they anticipate since there are limits on how many new homes will come into Yardley. She stated there was also a study done by Ambler students which showed that the tree population is dying and they need to consider seeding and planting. She stated she has attended Bible Fellowship, and she would welcome them to continue their presence in the community.

Ms. Nicole Cromarty, 2323 Weinman Way, stated she backs up to the proposed area of expansion. She stated she appreciates everything past Supervisors have done to preserve open space. She stated she applauds Bible Fellowship Church for everything they have done for the community since her family has benefited from the activities taking place at the Church. Ms. Cromarty showed pictures of the woods which they do currently enjoy. She stated the woods act as a sound buffer from the trains, and she questions what will happen if they add a parking lot in this area. She showed a map of the Township particularly noting the woods, the lakes, and the golf course. She stated she feels this is a prime piece of real estate, and she feels the Township should consider a bike path that would lead from the Township Complex through this parcel of land under discussion and then into Yardley.

Ms. Katherine Berk, Weinman Way, quoted Dr. Seuss, and stated she speaks for the trees.

Mr. Stainthorpe stated no action will be taken this evening, and feels the Supervisors should take some time to walk the area. He thanked the Church for being good neighbors working with the adjacent residents and taking time to meet with the Township again this evening making this presentation. He stated this matter will be put on the Agenda for a future meeting, and they will make a decision at that time.

#### AUTHORIZE STAFF TO SEEK BIDS FOR 2013 ROADS IMPROVEMENT PROGRAM

Mr. Fedorchak stated they have identified approximately \$700,000 worth of resurfacing work for this year, and this has been set aside in the Liquid Fuels Budget so he can guarantee paving at least \$700,000 worth of roads; and he would suggest waiting to see as the year goes on if there are any additional funds would could be applied to this effort.

Mr. Eisold presented two spread sheets. He stated the first one is the roads portion, and they have broken this down into a base bid which comes to approximately \$700,000 and then some alternate roads if the bids come in lower or if additional funds are found through the year. Mr. Eisold stated the second sheet includes the bike path work for approximately \$37,000 and they have included alternates as well if additional funds are available. Mr. Fedorchak stated they set aside \$40,000 in the Park & Rec Budget for bike paths.

Mr. Benedetto asked about the Patterson Farm driveway included in the Alternate, and Mr. Fedorchak stated they are considering widening the main driveway that goes to the Artists of Yardley as they have found over the last few years with all the activities generated by the Artists of Yardley and other activities taking place, that what is existing is not adequate as it is approximately one and a third car width wide.

Mr. McLaughlin moved and Mr. Dobson seconded to authorize the staff to seek bids for the 2013 Road Improvement Program. Mr. McLaughlin asked that they keep it to the Budget. Motion carried unanimously.

**APPROVE RESOLUTION AUTHORIZING DESTRUCTION OF CERTAIN SPECIFIC RECORDS**

Mr. Stainthorpe stated this is in accordance with State law. Mr. McLaughlin moved, Ms. Tyler seconded and it was unanimously carried to approve Resolution authorizing destruction of certain specific records.

There being no further business, Mr. Dobson moved, Mr. Benedetto seconded and it was unanimously carried to adjourn the meeting at 9:30 p.m.

Respectfully Submitted,

Dan McLaughlin, Secretary