

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – JANUARY 18, 2012

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on January 18, 2012. Chairman Stainthorpe called the meeting to order at 7:30 p.m.

Those present:

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

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

Absent: Dobby Dobson, Board of Supervisors Secretary

PUBLIC COMMENT

Mr. Harold Koopersmith, 612 B Wren Song Road, stated everyone did an excellent job at the special meeting last week to interview potential engineers.

Ms. Virginia Torbert, Citizens Traffic Commission, urged the Board as they consider what engineering firms to take on this year to give a lot of weight to traffic expertise as she feels that will be very important going forward in the Township particularly in light of saving money. She stated it is important that they have traffic expertise to help the Township maximize Grants and make sure that the developers contribute appropriately to the infrastructure. Ms. Torbert stated she feels the status of the infrastructure is very important in order to attract business to the community. She stated she has been very pleased with the work of TPD.

Mr. Stainthorpe agreed that this is an important component of their decision. He stated the Board interviewed six firms, and each one of them was very competent. He stated they are considering who has particular strengths and expertise, and traffic is one of those areas. He stated they may set up the engineers a little bit differently than they have in the past. Mr. Stainthorpe stated they will vote on this at their next meeting on February 1.

Mr. Stainthorpe stated they had decided not to vote on it this evening because they knew Mr. Dobson would be away on business, and they have since found out that Mr. McLaughlin will be unable to attend the meeting on February 1 due to business; however, they will set up a phone connection because they do not want to wait any longer.

Ms. Donna Doan, 2814 Yardley-Langhorne Road, Langhorne, stated she has found an excellent opportunity to preserve the Patterson Farm and generate funds. She stated the first step would be a 501C3 for the Patterson Farm preservation that would hold funds that the public would like to donate. She stated she has had discussions with Jeff Marshall at the Heritage Conservancy, and he indicated that they have held funds for different groups while the 501C3 was being formed, and they would be willing to do this for the Patterson Farm. Ms. Doan stated Mr. Marshall was the leader of the Patterson Farm Stakeholders Committee, is familiar with the Farm, and understands the importance of the preservation aspect. She also noted Langhorne Open Space Incorporated which is a group of citizens from Langhorne who preserved the Heritage Farm twenty-five years ago and they are now a Land Trust. She stated they own the Farm and some other pieces of property. She stated they are working on a mentorship program, and they would be interested in including Lower Makefield. She stated she will be receiving a letter of support from them. Ms. Doan stated the main function of the 501C3 would be to take the funds generated on the Farm and keep them for the preservation of the Farm.

Ms. Doan stated another component of the program would be the involvement of the Pennsylvania Department of Agriculture. She noted people associated with the Pennsylvania Department of Agriculture she has talked to, and they are very excited to accept an Application for the Patterson Farm for a Conservation Easement/Purchase which would bring in about \$1.6 million in revenue for preservation. She stated the Farm was originally 233 acres when the Township took it over; and if there had been a preservation plan instituted at that time, the Township could have received \$2.1 million. She stated by not fully preserving the Farm, the Township lost approximately \$504,000. She asked that the Township explore this program. She stated these individuals are familiar with the Farm and know the soil types which is very important for acceptance in this program. She reviewed the criteria, and stated the Patterson Farm does meet the criteria. She stated because of the soil types, it would move the Patterson Farm up on the list for funding. She stated Patterson Farm is also important as a local food source. She stated the citizens voted by Referendum to purchase the Farm, and she would like to see lasting and perpetual preservation. Ms. Doan stated she will e-mail the Application to the Board of Supervisors.

Ms. Doan stated she sent out a mailing earlier this week to see if there was community excitement to get involved and preserve the Farm, and she already received two positive responses. She stated a 501C3 would take away the day-to-day management for the Township.

Mr. Stainthorpe welcomed back the new Solicitor, Jeff Garton, who is back as Township Solicitor after six years.

Mr. Garton stated the Board met in Executive Session for approximately one hour prior to the meeting during which time they discussed personnel and legal matters.

APPROVAL OF MINUTES

Mr. McLaughlin moved and Mr. Stainthorpe seconded to approve the Minutes of December 19, 2011 as written.

Mr. Stainthorpe stated there are only two Board members present who were on the Board on December 19. Mr. Garton stated the new members can vote to approve the Minutes if they have reviewed the Minutes and were in attendance or saw the meeting and agree that what took place is accurately reflected in the Minutes.

Motion carried unanimously.

Mr. McLaughlin moved, Mr. Benedetto seconded and it was unanimously carried to approve the Minutes of January 3, 2012.

APPROVAL OF JANUARY 3 AND 16, 2012 WARRANT LISTS AND DECEMBER, 2011 PAYROLL.

Mr. Benedetto moved, Mr. McLaughlin seconded and it was unanimously carried to approve the January 3, 2012 and January 16, 2012 Warrant Lists and December, 2011 Payroll as attached to the Minutes.

DISCUSSION OF RFP FOR BANKING SERVICES AND APPROVE AUTHORIZING TOWNSHIP MANAGER TO PUT TOGETHER RFP

Mr. Stainthorpe stated at the last meeting they discussed reviewing all the financial services the Township uses. He stated currently they are with Sovereign Bank, and he feels it is prudent to see what else is available to see if the Township can save money and improve the way they do business.

Mr. McLaughlin moved and Mr. Benedetto seconded to authorize the Township Manager to put together an RFP.

Mr. Fedorchak stated he feels he should be able to put this together over the next few weeks, and by early February they would be in a position to advertise it publicly and solicit proposals. He stated it would depend on how long the Board wants to keep this process open, but he feels they could consider this in March and see what is best for the Township. Mr. Garton stated he would be happy to help since he has other clients that have done this recently.

Mr. Benedetto asked how long Sovereign has been the Township's bank, and Mr. Fedorchak stated he feels it is approximately eight years.

Motion carried unanimously.

Mr. Stainthorpe stated the Board is going to do this for other services as well, but they will do it one at a time and hopefully be through the process by mid year.

EXTENSIONS – WELLS FARGO LAND DEVELOPMENT PLAN AND NEW CINGULAR WIRELESS PCS, LLC CONDITIONAL USE APPLICATION

Mr. McLaughlin asked that Mr. Garton explain the reason for these Extensions for the benefit of the new Supervisors. Mr. Garton stated with respect to Land Development, Subdivisions, and other Applications that come before the Board that are couched in the requirements of the Municipalities Planning Code, imposed upon the Township is an obligation to make a decision within ninety days of the first regularly-scheduled Planning Commission after the Application is completely accepted by the Township. He stated the Township has to ask for the Extension so that the Board can take additional time to make a decision. He stated the Extension gives the Board additional time to act on the Application, otherwise, there would be a deemed approval without any further discussion or changes; and this is why Extensions are important.

Mr. McLaughlin moved, Mr. Benedetto seconded and it was unanimously carried to grant the following Extensions:

Wells Fargo Land Development Plan – March 15, 2012
New Cingular Wireless PCS, LLC Conditional Use Application – February 29, 2012

ZONING HEARING BOARD MATTERS

With respect to the Betterliving Mid-Atlantic Variance request for the property located at 877 Kilby Drive to permit construction of a porch enclosure resulting in encroachment into the rear yard setback, it was agreed to leave the matter to the Zoning Hearing Board.

With respect to the James and Tracy Fish Variance request for the property located at 393 Collins Grant Court to permit construction of a single family detached dwelling resulting in encroachments into the rear and side yard setbacks, it was agreed to leave the matter to the Zoning Hearing Board.

SUPERVISORS REPORTS

Mr. Benedetto stated the Veterans Committee met, and they are in the process of setting up a 501C3. He stated they will have a Texas Hold-em fundraising event on January 28 at 6:00 p.m. at the William Penn Fire Company at 123 Main Street in Hulmeville.

He stated they are also considering additional fundraising activities in the future.

Mr. Benedetto stated last night the Zoning Hearing Board met to consider the Aria Application, and the meeting was televised. He asked that the next Aria meeting to be held in February be televised as well. Mr. Benedetto also thanked David Truelove for his six years of service as Township solicitor.

Ms. Tyler stated she met with the Historic Commission, and they have two vacancies they would like the Board of Supervisors to address.

OTHER BUSINESS

Mr. McLaughlin asked for an update on the Community Center Site Selection Committee; and Mr. Fedorchak stated they will meet next Monday night.

Mr. McLaughlin stated he understands that they will be coming before the Board of Supervisors, and he asked that they attend the second meeting in February.

There being no further business, Mr. McLaughlin moved, Ms. Tyler seconded and it was unanimously carried to adjourn the meeting at 8:00 p.m.

Respectfully Submitted,

Pete Stainthorpe, Chairman

