

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – FEBRUARY 17, 2021

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held remotely on February 17, 2021. Ms. Blundi called the meeting to order at 7:31 p.m. and called the Roll.

Those present:

Board of Supervisors: Suzanne Blundi, Chair
James McCartney, Vice Chair
John B. Lewis, Secretary
Frederic K. Weiss, Treasurer
Daniel Grenier, Supervisor

Others: Kurt Ferguson, Township Manager
David Truelove, Township Solicitor
Andrew Pockl, Township Engineer
Kenneth Coluzzi, Chief of Police
Monica Tierney, Park & Recreation Director

2020 ENVIRONMENTAL STEWARDSHIP AWARD TO MARK AND DARA BORTMAN

Mr. James Bray, EAC Member, stated Mark and Dara Bortman are the owners of Exact Solar, a Lower Makefield business; and they are local solar panel installers. Mr. Bray stated the Environmental Stewardship Award has been given annually for over ten years to a local business, organization, or individual that has contributed in a noteworthy, meaningful way to the environment and Lower Makefield Township. He stated if it is a for-profit entity, the \$1,000 stipend is given to one of the local non-profits specified. He stated the Delaware River-keeper Network is Mark and Dara's choice this year as the \$1,000 stipend award winner.

Ms. Blundi stated it is her honor to present the Proclamation the Township is issuing along with a Plaque that Mark and Dara Bortman have already received. Ms. Blundi stated Mark, Dara, and their children share a commitment to the environment and the community that is unparalleled. She stated they have done volunteer work over the years including helping organize the various recycling events specifically the Styrofoam recycling events which would not happen were it not for their efforts. She stated they volunteer their company's resources, and it has become a very successful event. She stated they furnish

trucks and their drivers who take the Styrofoam to vendors to re-use it so that it does not go to the landfill. Ms. Blundi stated the Proclamation is an acknowledgement of their significant contributions.

Mr. Bortman thanked the Board and the EAC for all the work that they have done to make our community better.

Ms. Faith Zerbe stated they were ecstatic to hear that the Delaware Riverkeeper Network was the recipient of the \$1,000 which will go a long way in the work they do. She stated they are very happy to see an EAC working hard in the community. She welcomed others to learn more about the Delaware Riverkeeper Network and volunteer. She thanked the Township for this program that highlights and gives back to the organizations in the region.

Ms. Bortman stated they appreciate the work that the Delaware Riverkeeper Network does, and they are helping to protect and keep the Delaware River healthy which is why they wanted them to have the money.

The Board members thanked the Bortmans for the work they are doing for the community.

Mr. Bray congratulated Mark and Dara for the work they have done over the last several years. He also thanked the Board of Supervisors for giving the EAC an ample Budget each year to be able to fund various activities including the Stewardship Award, recycling bins, etc.

COVID 19 UPDATE

Mr. Ferguson stated the staff continues to work scheduling meetings for the Committees to work safely remotely, and they will continue to do that for the time being.

COMMUNITY ANNOUNCEMENTS

Ms. Tierney stated the Veterans Committee is looking for Veterans who have served or continue to serve who have lived in Yardley Borough or the Township and to have their names submitted for the plaques that go on the side of the Veterans' monument. A slide of the plaques was shown as well as the bricks which can be ordered.

Ms. Tierney stated they are going to do an outreach to the Seniors adding that they continue to call the many Seniors who are still at home through their partnership with the Police Department. Manor Care reached out to the Township and have donated games and activities that Seniors can do in their homes and these will be delivered to the Seniors on St. Patrick's Day.

Ms. Tierney stated anyone wishing to make a donation including books, coloring books, and colored pencils should contact the Park & Recreation Department about donating.

Ms. Tierney stated information about Park and Recreation digital opportunities can be found on the Township Website.

Ms. Tierney stated Pool registration is open and information can also be found on the Township Website.

Ms. Tierney stated there will be a community-wide egg hunt the week before Easter. Eggs will be hidden in the Township parks; and when you find an egg, there will be a slip inside advising you to pick up your prize at the Community Center. There will be a few golden eggs which will get a bigger prize.

Ms. Tierney stated there will be a six-week long Stepping Into Summer challenge starting in March. The community is challenged to walk 10,000 steps a day. When you register you get a t-shirt; and at the end of six-week period, you submit your log and receive a medal if you complete the 10,000 steps a day. Promotional informational will be put out about this soon.

Ms. Tierney reminded the community that during this part of the Agenda Youth organizations may call in to make special announcements.

Mr. Ferguson stated the road crew will be starting very early in the morning as there is more snow forecast. He stated they are beginning to have challenges purchasing rock salt. He stated there is approximately 600 tons on hand, but typically at this time of the year they would have 1,200 to 1,500 tons. They will have enough to handle this storm, but they have had to hire trucks to pick up salt since deliveries are limited; and they will continue to do that.

APPROVAL OF MINUTES OF FEBRUARY 3, 2021

Mr. McCartney moved, Mr. Grenier seconded and it was unanimously carried to approve the Minutes of February 3, 2021 as written.

TREASURER’S REPORT

Approval of December, 2020 Interfund Transfers

Dr. Weiss moved, Mr. McCartney seconded and it was unanimously carried to approve the December, 2020 Interfund Transfers in the amount of \$2,610,734.58 as attached to the Minutes.

Approval of Warrant Lists for February 1, 2021 and February 16, 2021

Dr. Weiss moved, Mr. McCartney seconded and it was unanimously carried to approve the Warrant Lists for February 1, 2021 and February 16, 2021 in the amount of \$1,633,987.11 as attached to the Minutes.

Approval of January, 2021 Interfund Transfers

Dr. Weiss moved, Mr. McCartney seconded and it was unanimously carried to approve the January, 2021 Interfund Transfers in the amount of \$708,921.28 as attached to the Minutes.

PARK & RECREATION

Pool Planning Update

Ms. Tierney stated they are still working on hiring a Pool management team. She stated employment packets were sent out today. There was a staff information Zoom meeting held with approximately 63 staff and potential staff attending, and she is considering doing this every year. The returning employee Applications are due. Ms. Tierney stated they also conducted the survey which she had discussed previously. Pool Registration opened and is going well. She stated she feels that there was an impression that they were going to cut off Registration so that they had double the normal registrants in January. Ms. Tierney stated she created a Frequently Asked Questions sheet that is available on the Website. She stated there is a Pool re-opening section on the Website that includes 2020 regulations from the County, State, and the CDC. Ms. Tierney stated there was a resident/member information Zoom, and they want to make sure that the residents know that the 2021 regulations have not yet been received. She stated the County initially indicated that they would be available in March; however, now they are saying the guidelines will be

available in April. Ms. Tierney stated once these are received she will set up another presentation. She stated the State and CDC will also be coming out with new guidelines in March/April.

Ms. Tierney stated the Discount Period ends on March 5 for the residents. She suggested that residents take advantage of the discount; and if they change their mind, they can get a full refund up until Opening Day.

Ms. Tierney stated with regard to maintenance, they are doing some minor bathroom and snack stand repairs and they are ordering what is necessary. She stated they are also working on COVID enhancements and modifications to keep staff and members safe.

Mr. Grenier asked how they are doing in terms of memberships versus a standard year. Ms. Tierney stated as she noted earlier the first month they had double the normal registrants, and she assumes that will slow down moving forward. Ms. Tierney stated she did Budget for a lesser number; and while people may in the end decide not to join, at this point people seem very receptive to the modifications proposed to keep people safe.

PRICKETT PRESERVE AT EDGEWOOD INFORMAL PRESENTATION

Mr. Steve Harris, attorney, stated also present are Mr. Vince DeLuca, Mr. Bob Rosenthal, and Mr. Bob Dwyer developers of the Prickett Preserve at Edgewood. Mr. Harris stated Mr. Bill Reardon, engineer, Mr. Chris Williams, traffic engineer, and Mr. Seth Shapiro, Barton Partners, are also present.

Mr. Harris stated they are present to provide an update as to where they are since the last time they were before the Board of Supervisors. He stated they filed a Preliminary/Final Land Development Plan and they had received input from the Township consultants and Advisory Committees. As a result they revised the Plans and submitted them last Friday.

Mr. Harris stated while the Planning Commission recommended approval they also raised issues with regard to the pedestrian crossing over I-295 and a mid-block crossing which will be discussed this evening. He stated they had a staff meeting today on site to discuss those issues. Mr. Harris stated they will also discuss landscaping and other issues that have been updated.

Mr. Chris Williams stated with regard to the path along Stony Hill Road over I-295, they had previously proposed to build the path along the primary site frontage; and while that is still proposed, they were proposing to cross at the signalized intersection of Township Line Road and Stony Hill Road in order to connect into the existing trail that runs along the south side of Stony Hill Road toward Edgewood Village. He stated they received feedback from the Township and were asked to explore a more direct connection specifically from the apartments over to Edgewood Village. He stated they are still evaluating the viability of the connection.

Mr. Williams stated they had a field meeting with Township staff to review the proposed change. He showed a slide of what is proposed, and on the south side of Stony Hill Road shown in brown/burnt orange is the existing trail that runs along Stony Hill Road. The slide shows in green the median along the center of Stony Hill Road which was previously seen by the Board. He stated the purpose of the median is to change the character of Stony Hill Road in order to create a gateway feature and for traffic-calming to slow traffic as they are entering into Edgewood Village.

Mr. Williams stated what is new shown in bright orange on the slide is the new path. It begins on the north side of Stony Hill Road and ultimately that would continue into the site and connect with the apartments. That alignment has not yet been determined, and they are still working on making the grading work. He stated they would like to provide a direct connection from the apartments. He stated the trail would cross Stony Hill Road taking advantage of the median which would be the mid-block crossing although they are still looking at the specifics of that. He stated it would then connect to the existing trail on the south side of the road.

Mr. Williams stated today that existing trail terminates at the bridge over I-295 which has been a problem. He stated as part of this concept, they envision providing a single face barrier over the bridge and re-configuring the lanes on Stony Hill Road over the bridge so that they can continue the trail along the south side of Stony Hill Road.

Mr. Williams noted the photos at the bottom of the slide which show examples of what the barrier could look like. He stated there may be other options as well. He stated the barrier would protect those on the path from the moving lanes of traffic. Mr. Williams stated they will continue to work with the Township regarding the design of the trail and the look of the barrier.

Mr. Williams noted on a slide the pedestrian facility continuing on the east side of the bridge, and it would ultimately tie into the sidewalk that was recently built on Stony Hill Road by the Artis project.

Mr. Williams stated this is a change from what the Board had seen previously, and this concept is the direct result of feedback from the Township, but it is not finalized yet. He stated they are also considering some other options. He stated they will continue to stay in touch with the Township staff and the Board; and as the design moves forward, they will come back to the Board with the progress they are making. Mr. Williams added that because Stony Hill Road is a State road, ultimately, they will have to seek PennDOT approval for anything done. He stated they have not yet advanced those discussions with PennDOT as far as they with the Township.

Mr. Seth Shapiro stated he and Mr. Travis North, from Bohler, will discuss the changes that have been made to the center area of the project – the civic space - since they were last before the Board. Mr. Shapiro showed the Plan that had been presented to the Board in the fall, and since that time they have submitted a full Land Development Plan. He showed a slide of what they are currently proposing including all of the pedestrian links.

Mr. Shapiro showed a view of the central space and the shared parking area with the bollards, the paths, the informal stage area, and seating walls. He noted the trees which will remain in place including the large tulip tree. Mr. Shapiro noted a pick-up/drop-off location near the gathering area.

Mr. North stated they are looking to provide flexibility so the spaces can be used for different purposes at different times. He stated they could be used for active recreation or event space. He showed the one parking area between the Retail building, the existing barn and the existing house which could be closed down on a temporary basis for different events. He also showed an area by the Retail building across from the Wegmans which could also be a gathering/meeting space. He stated there is outdoor seating; and while it is mostly passive, it is also a “movement space.”

A slide was shown of what they believe at one time was a driveway leading up to the house. He noted the trees and the connection to the new pedestrian path which enters into the open space and will include fieldstone. Mr. North stated at this point these are all concepts, and they will continue to work with the Township to further evolve the spaces.

Mr. North noted the area between the barn and the house which is designed to be a flexible space with different paving patterns and different textured concrete adding that they are still working on the details. He stated they could be using some pervious pavements. He noted the focal point of the stage. Sail canopies were shown which could be changed out from time to time to freshen up the space over the years. He stated this is a flexible space that could be used for holiday presentations, acoustic musical shows, etc.

Mr. North stated throughout the space they want to separate what is historical – the barn and the house – from what might be more contemporary. He stated they do not want to “blur the lines and want to celebrate the history of the buildings.” He stated they are looking at a number of different textures and finishes including some of the seat walls around the site and some may be more modern and some fieldstone depending on their use and context.

Mr. Shapiro showed a slide and indicated the large pathway along Stony Hill which has been pulled inward from the edge of the road into the space. A slide showing the look of the Retail buildings was shown, and Mr. Shapiro stated this is still a work in progress. He showed the architecture of the Wegmans which is their standard model.

Slides were shown of what they are considering for signage including the sign at the main entrance off of Stony Hill which will have a monument on each side. Other proposed signs were shown including the sign in the middle of the round-about in the center of the site separating the Residential area from the Commercial area.

Mr. Shapiro showed a slide of what they are considering for the Residential building type and landscaping which is similar to another project that the developer has done in New Britain. The sign for the Residential portion was shown. Mr. Shapiro stated these will be highly-amenitized apartments with a clubhouse and interior and exterior amenities. He showed the location of the clubhouse, pool, and other recreation spaces. They are considering fire pits, seating areas, and grilling areas. He showed the location of the trails adding there are other places on the site where they could have additional active and passive uses such as a bocce court, exercise stations, and a small dog park. He stated if there is space they could have a pickleball court. Mr. Shapiro stated the ability to walk from the apartments to the Commercial area is relatively unique in the area.

Mr. Shapiro stated in terms of the Residential architecture, they are picking up on the same “color tones” and the same idea of the farmhouse and the buildings themselves with stone and vertical siding.

Mr. Shapiro stated what they are showing for the landscape has been a collaborative effort between Mr. North and his team at Bohler and his team at Barton Partners, and they are now looking for feedback from the Township.

Mr. Harris stated now that they have submitted the Revised Plans to address the comments that were received from the Township consultants and Township Committees, at the next meeting with the Board of Supervisors they can discuss the details of the Plan. He stated this evening they just wanted to present an overview, and he expects that it will be several more weeks before they get feedback on the Revised Plans.

Ms. Blundi thanked them for being willing to come tonight for this informal presentation in an effort to keep everyone up to date. She stated she loves that there is an effort to save more of the existing trees. She stated she would be in favor of more pervious paving or possibly not putting in all the parking initially and seeing what is actually needed.

Mr. McCartney asked if the stage will be a rotating stage, and Mr. Shapiro stated it will not. Mr. McCartney stated there are seats in back of the stage which would not seem to make sense. Mr. Shapiro stated this was more in line with the traditional aspect of a central pavilion in the middle of a park. Mr. North stated while he indicated in his presentation that this was a stage, they are also looking for flexibility. He stated there are times when this could be used as a stage, but there are other times when it could be used for other events or as a focal point.

Mr. Lewis asked if it is the intent of the property owners to do programming in the community space. Mr. DeLuca stated their intent is that they would run some things as the owner of the Commercial area but would also offer that area for Township events which was discussed very early on in the process.

Mr. Lewis asked about the sequence of buildings. He stated in the past it had been indicated that they would not build the additional Retail until they had tenants. He asked if there are tenants at this time for all of the additional 50,000 square feet of Retail. Mr. DeLuca stated while they are not, they have a tremendous amount of interest and activity. He stated they are projecting

a 2023 opening of the Retail area; and as they move through the approval and Permitting process, they will start to actively engage the interest they have from various potential tenants. He stated the Board knows that the Wegmans Lease has been signed and committed, and they have also signed and committed a 3,500 Lease for the bank, and are probably weeks away from signing the Lease for the pharmacy.

Mr. DeLuca stated they are working with an existing restaurateur to take the barn, and the concept they are talking about is an Italian steak house. He stated hopefully when they come back to the Board, they will have renderings of how the barn will be renovated; and they will work with HARB to make sure they have their input. He stated they are working with two different coffee shops to occupy the existing historic Prickett house. They also have an entity they are working with for a breakfast/lunch operation. Mr. DeLuca stated they do not have signed Leases for any of those, but they are all in negotiation.

Mr. Lewis asked if it is likely that they will be building all of those properties at once, and Mr. DeLuca stated given the activity they are seeing, they would construct all the buildings at one time.

Mr. Lewis stated the facades for the multi-family housing is exactly the same as other multi-family properties in the area, and looks significantly different from the design for the Retail elements. He asked if there is a way so that they could have something more distinctive visually for the multi-family housing, and he would like to see something that looks different from what we already have in the area and make it look more like the rest of the project. Mr. Shapiro stated that is what they are striving to do. He showed a slide of the non-branded Retail buildings which have relatively steep slopes and that is something they may have to consider. He stated at this point they were only thinking about color and have not gotten into the specifics of the design of the Residential buildings. Mr. Lewis stated he feels that there is a lot more they could do visually to make the Residential buildings unique and distinctive as architecturally it is important for communities to have variety visually, and what they are showing is similar to what is down the street. Mr. Lewis stated he would be in favor of something that is strikingly different and in concert with the Retail buildings yet different from the historic part and Wegmans. He stated this could then be something distinctive in the community and perhaps command higher rents as well because of the uniqueness of it.

Mr. Lewis stated he understands that they will be looking for Preliminary/Final approval in approximately a month or six weeks from now. Mr. DeLuca stated they resubmitted the Plans last Friday after the initial review letters from the consultants; and once they receive the new review letters, they expect to be back before the Board of Supervisors. He expects it will take a least two meetings before the Board of Supervisors to go through all of the reviews and public comment. He anticipates the meetings would take place late April/early May.

Mr. Lewis stated at the Planning Commission, the developer had requested an exemption from the Tree Replacement Fee; and he asked how much of an exemption they were looking for dollar wise. Ms. Blundi stated they were asked to give an informal presentation, and she is not sure they are prepared for those types of discussions. Mr. Lewis stated it was discussed at the Planning Commission meeting. Mr. DeLuca stated they did ask for a Waiver; however, they listened to the Planning Commission. He stated tonight they are not prepared to state that they still want the Waiver, and they will come back to the Board at a future meeting to discuss this. He stated there were suggestions made about planting trees in other locations and other suggestions; and they will discuss this further when they come back before the Board of Supervisors with a more formal request. Mr. Lewis stated he would have the same reservations that the Planning Commission had if they were to ask for a Waiver of the Tree Replacement Fee.

Mr. Lewis stated they spoke with the Planning Commission and pledged to make all the traffic improvements that have been requested and have a Deed Restriction of some sort on the property that requires that. Mr. Harris stated there is a Unilateral Declaration that has been filed that requires that. Mr. Lewis stated he feels that will provide significant improvement in Monday through Friday traffic over what we have now. Mr. Lewis stated he also understands that they have begun to lobby Harrisburg for a Multi-Modal Grant for that, and he would prefer that the Township not lose its opportunity to get other Multi-Modal Grants to address traffic issues within Lower Makefield and would oppose the developer's request if they are asking for that.

Dr. Weiss asked if there has been any progress in the discussions with the Corporate Center on the north side to get vehicular access between the parking lots. Mr. DeLuca stated they have not had any additional discussions with them. They have discussed the benefits to both developments, and the Corporate Center owners are taking it into consideration. He stated their last response was that they wanted to see how the new parking lot

lay-out worked with return of office occupants after COVID. He stated they have expressed their willingness to consider this. Dr. Weiss asked that they try to have an answer by the time they come back before the Board of Supervisors for approval of the Plan, and Mr. DeLuca stated they will try. He stated possibly they could have a discussion with them and the Township staff before they come back before the Board.

Mr. Grenier asked if the changes that were made which resulted in the submission of updated Plans will require them to go back before the Planning Commission before they come back before the Board of Supervisors. Mr. Harris stated the Planning Commission recommended approval of the Plan provided they complied with the various consultants' recommendations; and they have revised the Plans in accordance with the consultants' and Township Committee's recommendations so they are in compliance with the Planning Commission's recommendation, and it would not be required that they go back to the Planning Commission.

Mr. Grenier stated he agrees with Ms. Blundi about trying to minimize impervious surfaces wherever possible. He stated at one point he felt that there was parallel parking in the community space, and now there is angled parking and no curb; and he is concerned about that from a stormwater management perspective. He noted in the public space he felt at the Planning Commission meeting it was mentioned that they were going to put in Astro-turf, and he asked if that is still being considered. Mr. North stated they did discuss this, but they will work with the Township on that. He stated Astro-turf is installed on concrete, and they were considering a synthetic turf which would be pervious. Mr. Grenier stated he has worked with that material, and is not in favor of it. He stated he understands that they are still working on the details.

Mr. Grenier stated one of the features that people seemed to like early in the process that he no longer sees was the shallow water feature that could be walked through. Mr. North stated they are not contemplating the water feature in the current design. He stated it has limited use, and they were trying to be as flexible as possible. He stated a water feature would be 100% impervious which limits them, and it also requires a lot of space and a lot of water. He stated they cannot use recycled water in that type of feature, and it would have to be chlorinated water for health reasons. He stated for feasibility and environmental reasons, they are not considering that moving forward.

Mr. Grenier stated he is in favor of providing a lot of spaces to sit and a lot of shade. He stated we have a number of nice amenities in the Township; but there is not a lot of tree cover since the trees are not grown in yet so that there is not a lot of shade and the areas are underutilized. He stated in the green space shown, it seems that there is a lot of lawn, and he would be in favor of more trees/tall shrubs that would create different layers of shade and microhabitats.

Mr. Grenier stated with regard to the Tree Replacement Ordinance, he is glad to hear that they are looking into other ideas. He stated the Ordinance is recent, and it is important to the Board and the Township. He is open to listening to other approaches to mitigate the loss of trees which could include planting trees at another location or putting a wooded area in a Conservation Easement.

Mr. Grenier stated he is in favor of the pedestrian approach they are looking into, and would like to hear more about that. Mr. Grenier stated he agrees with Mr. Lewis about using different architectural treatments and finishes to make things more unique.

Mr. Grenier stated with regard to the internal traffic analysis, they have the bank at one side and the pharmacy at the other end of the Retail; and he asked if they see any conflicts with pedestrians coming in from any direction. Mr. Shapiro stated he feels those uses are conveniently located. He stated they have also shielded the drive-through from the pedestrian links and the Residential. Mr. Grenier agreed.

Mr. Grenier stated HARB is very interested in seeing how the existing barn and house will be used as well as how the other buildings will look. He asked when they will be meeting with HARB to get their input which he feels should be done sooner rather than later. Mr. Harris stated they committed to seeking HARB approval. He stated there has been a lot of work done with their historic architectural consultant and their archeological consultant recognizing that these buildings are eligible for placement on the National Register of Historic Places. He stated one of the elements of the Unilateral Declaration that was Recorded is to make sure that they are sensitive to the adaptive re-use of the house and the barn in a way that preserves their historical integrity. He stated they will work closely with HARB to make sure that happens.

Ms. Lisa Tenney, 156 Pinnacle Circle, asked how much money will be funded by the developer for “road safety features as this is a great concern for all Lower Makefield Township residents.” Mr. Harris stated it is \$6.5 million. Ms. Tenney asked if that includes Grant money or “external funding.” Mr. Harris stated that includes the money that the developer will be posting plus money that will be obtained from Grants. Ms. Tenney stated “committing is not the same as paying.” She stated they are not going to “pay for \$6.5 million.” She stated she wants to know the exact amount that they are going to pay. Mr. Harris stated they have committed to \$6.5 million; however, they do not know what amount of that could be obtainable by Grants or other funding. He stated whatever is not obtained that way will be funded by the developers. Ms. Tenney stated if no “Grant money is funded they have committed to \$6.5 million,” and Mr. Harris agreed.

Ms. Tenney stated she believes at one time there was an 8’ pedestrian walkway proposed across the “I-95 south path,” and now it is not going to change in width, but they will just put some kind of “cement” if they get approval from PennDOT. She stated this is the path that will link it to Edgewood Village, and she asked what it will look like. Mr. Harris stated Mr. Williams did explain this earlier this evening, and he asked him to explain it again. Mr. Williams stated the path along the bridge over 295 is proposed at 8’, and that is consistent with prior presentations that were made before the Township. He stated it is still an 8’ path. Ms. Tenney asked if it will be widened. She asked how this will work. Mr. Williams stated the most substantial change they discussed this evening with regard to the portion of the trail over the bridge is they showed additional details this evening as to the type of barrier that could exist between the path and the travel lane, and they are proposing a more-substantial, single-face barrier. He stated there is sufficient width over the bridge, and they are proposing to re-configure the cross section of Stony Hill Road over the bridge and narrow the lanes so as to accommodate the 8’ path. He stated they have no means to physically widen the road or physically widen the bridge, but what they are doing is re-configuring the lanes to accommodate the bridge by narrowing lanes over the bridge. He stated that has not changed, and that has always been their proposal.

Ms. Blundi noted that they are trying to limit Public Comment to three minutes.

Ms. Tenney stated she would like to have Mr. Williams walk over the bridge a couple of times as she does not see how they can do what they are saying since there is no extra space.

Mr. Larry Borda, 508 Heritage Oak Drive, asked if there is a standard that applies to the proposed 8' wide pedestrian walkway. Mr. Williams stated 8' would satisfy the standard especially coupled with the barrier that is being proposed between the path and the travel lanes. Mr. Williams stated this is a PennDOT standard.

Mr. Borda stated it appears that they will have one exit/entrance for the whole complex; and Mr. Williams stated that is incorrect. He showed a slide of the main entrance/exit which would be subject to a traffic light, as well as the location of a right-in/right-out drive, and a right-in, left-in, right-out drive so there are three vehicular accesses.

Mr. Borda stated he felt he saw a pool in some of the photographs, and he did not recall that being part of the original project. Mr. Shapiro stated generally high-end, multi-family communities have a swimming pool and a club house. Mr. Borda asked if those are proposed here, and Mr. Shapiro stated they are. Mr. Dwyer stated that has always been on the Plans.

Mr. Borda asked if Wegmans has actually signed a Lease for the site, and Mr. DeLuca stated they have. Mr. Borda stated he believes at one time the developer had agreed to produce the Agreement, but he does not believe the Township has seen that yet. Mr. DeLuca stated they did not agree to produce it. Mr. Borda asked if they will produce it, and Mr. DeLuca stated he will not. Mr. Borda asked why. Mr. DeLuca stated it is private.

Ms. Blundi stated this is not a debate situation, and she asked Mr. Borda to make comments on the presentation. Mr. Borda stated he felt he had asked a straight forward question why he would not produce it. He stated they could always redact the financials. Ms. Blundi stated they will take that under advisement, and she asked Mr. Borda to continue with his comments. Mr. Borda asked if the Township is going to ask for a copy of the Lease. Mr. Harris stated it is a private, business arrangement between Wegmans and the developer. He stated the Lease terms have nothing to do with the overall lay-out, the concept, and the amenities, etc. Mr. Borda stated he feels the Township would want to know the background of the Agreement and how it drives what people are doing here.

Mr. Borda asked if there are photographs of what the site looks like from the street, and he also stated he could not tell if there was signage. Mr. Shapiro stated they do not have specific, ground-level shots from Stony Hill Road of the development. He showed a picture of the site from above and from the

pathway along Stony Hill Road. He stated with regard to signage, they did show slides of the signs proposed; and those slides were shown again. Mr. Borda stated at one point there had been discussion about trying to make the frontage similar to “what you might see at a Hilton Head or the Highlands in Texas,” and he did not know if they were trying to accomplish that.

Mr. Nick Primola, Yardley Hunt, thanked the Township for having all of this information clearly organized on the Township Website. He stated with regard to the Lease with Wegmans he is not concerned about the terms, but he is happy to hear that a Lease has been signed. He stated he does feel it would be prudent to have direct confirmation to the Board of Supervisors on the Record that this has been signed given that it is the anchor of this project. He stated while it is being marketed as Prickett Preserve, it is really being marketed as the Wegmans and some other “things that are nice to have.”

Mr. Primola stated at one of the earlier meetings, the developers had shown a very impressive Village that they used as a comparison which he believes was one they developed; and he asked if anyone on the Board has spoken to that Municipality, that development’s management, and/or Township residents to understand what the expectations were and whether they were met, exceeded, or fell short.

Mr. Ferguson stated he went to the Residential property which the developers had referred to and he spoke to management there in terms of how easy they were to deal with, how they followed up, how difficult they were as far as addressing Township staff concerns, etc. He stated this is specific to the Residential portion. Mr. Ferguson stated he received all flattering comments regarding Mr. Dwyer’s approach and responsiveness in the Residential area.

Dr. Weiss stated he also visited Mr. Dwyer’s New Britain development and looked at the amenities and the apartments. Dr. Weiss stated the feedback he gave Mr. Dwyer has been incorporated into the new designs of the apartments, and he feels that these apartments are a step above New Britain. Dr. Weiss stated the residents he spoke with at New Britain with were very happy with living there. Dr. Weiss stated he is also very familiar with Mr. DeLuca’s work in the Township and in Newtown, and he feels his quality is very good including what he is doing in Edgewood Village. Dr. Weiss stated he is sure that this proposed project will be similar to his development in Edgewood Village, where the residents are very happy with their homes; and he has no doubt that the quality of this development will be the same if not better.

Mr. Primola stated he understands an updated Plan will be coming to the Board; and if there are any changes with respect to the drive-throughs a Traffic Study “should be reflected in any changes.”

Mr. Primola stated he has a “management interest” in Lake Afton in Yardley Borough. He saw that there was a “detailed drainage water assessment,” but he has not had a chance to review it. He asked that if there is any impact to Lake Afton from a drainage standpoint that the “Environmental agency in our District” look into any impact to the Lake and flowing out to the River.

Mr. Grenier stated generally the developer has to comply with both State and Local Stormwater Management Guidelines which means that the post-construction stormwater volume has to be less with a lower rate flowing off the site than there was pre-construction so there should be less downstream impact than there is currently from a flow and volume perspective. He stated they also have to address water quality so that the post-condition of water quality is at least as good as if not better than the pre-construction water quality. He stated they will have to go through the Pennsylvania DEP through the Bucks County Conservation District to get approvals, and the Township engineer and other staff will be reviewing the Stormwater Management Plan to make sure that it complies with all of our regulations which tend to be even stricter than the State with our Low-Impact Development Ordinances.

Mr. Primola stated at this point Lake Afton is in a delicate situation, and it has taken years to get it back to where it should be with respect to mold and algae that has been blooming as a result of run-off and chemicals. He stated they wanted to make sure the development is tracked and monitored with a base line so that there can be a comparison pre-development and post-development, and it seems that is being done.

Mr. Lee Pedowicz, 247 Truman Way, stated with regard to the overpass over 295, he does not feel the overpass was designed for other than vehicular traffic. He stated if they put in an 8’ wide pedestrian walkway with a protective barrier, the vehicular traffic will be too close. Mr. Pedowicz stated given the Pandemic, he does not feel that you could maintain social distancing with an 8’ path.

Mr. Pedowicz stated he had previously asked if all of the structures would be built in one phase, and at that time it was indicated that there would not be construction until commitments were made for stores or restaurants.

Mr. Pedowicz stated this evening he heard that all the structures will be

built at one time. Mr. DeLuca stated when they initially presented the project almost two years ago, they indicated that they would build as Leases were executed. He stated currently out of the 155,000 square feet of space, 100,000 will be occupied by Wegmans, approximately 13,000 by a pharmacy, and 3,500 by a bank. He stated as he noted earlier with regard to the barn to be repurposed for a restaurant, that will be over 5,000 square feet. He stated the existing house will be converted to a coffee shop. He stated that leaves four buildings for a total of approximately 30,000 square feet. He stated given what they currently have Leased, the intention is to build all of the buildings and backfill Leases between now and 2023 which is when they anticipate the occupancy of the Commercial area will begin.

Mr. Robert Abrams, 652 Teich Drive, stated he feels the update they are getting is “this is what we are going to change, and we do not care whether you like it or not.” He stated Mr. Borda had asked if we were going to be able to see a copy of the Lease of the anchor store which seems to be the only “selling point, but he does not feel it is a selling point.” He stated the Wegmans Website lists numerous future sites, and Lower Makefield or Yardley is not listed. Mr. Abrams stated because they cannot get the documentation, this should be put up as a Referendum in November to see if we want this if there is no Wegmans or anchor store.

Mr. DeLuca stated they have a signed Lease with Wegmans; however, when Wegmans decides to put this on their Website is up to Wegmans. He stated Wegmans will be on the property if the developers get approval from the Township and they can start construction. He stated he takes offense at some residents calling in about this and questioning their integrity.

Ms. Lisa Huchler, 524 Palmer Farm Drive, stated she is Chair of the Disability Advisory Board. She stated she knows her Board will have a chance to review the detailed Plans. She read their Mission Statement which includes insuring that new construction is as inclusive of people with disabilities as possible. She stated they are asking that the Township work with their Board to create additional building recommendations that exceed the accessibility requirements of the Americans with Disabilities Act. She stated these recommendations would include family restrooms in Commercial buildings, apartments with wheelchair-accessible floorplans, and the elimination of curbs when possible. She stated most of these recommendations can be incorporated relatively easily if they are incorporated into Building Plans

before construction begins. Ms. Huchler stated the Township has an aging population with nursing homes and over-55 communities. She stated statistics show that 7% of people under 65 have disabilities. She asked that they keep this in mind when creating pavilions and other areas so that they are accessible for anyone.

Ms. Christina Martin, 8 Fayette Drive, stated she is concerned about the pervious versus impervious surfaces and asked how much of the property will be pervious and how much will be impervious as it looks like there is going to be a lot of asphalt. Mr. Bill Reardon stated the site is 65% impervious and 35% pervious. Ms. Martin asked if that is allowed, and Mr. Reardon agreed.

Ms. Vanessa Fiori, 1995 Woodside Road, stated she appreciates Mr. Lewis' comment about trying to integrate the look of the apartments with the Commercial space. Ms. Fiori asked if the developers have considered putting the walking path underneath the bridge of "95." She stated if it was walled off it would be safe as opposed to going across the road.

Ms. Fiori asked if these will be condos or rentals, and Mr. Dwyer stated they are rentals. Ms. Fiori asked if they could make them condos as she would prefer the idea of having people who make an investment in the community as opposed to "transients." Mr. Dwyer stated they will be rentals – not condominiums. Ms. Fiori asked about the possibility of switching them to condos later on; and Mr. Dwyer stated while they could always convert to condos at a later date, they are set up as rentals. Ms. Fiori stated she feels nine apartment buildings is excessive, and the two on the end look "stuffed." She stated she is hoping that the Board of Supervisors could consider reducing the number of apartment buildings to seven instead of nine which would alleviate the congestion. Ms. Fiori stated other than that, it is a "nice use of the space."

Ms. Fiori asked about the potential of having parking underneath the buildings which would alleviate the parking above ground. She stated she does not feel there is sufficient parking for the Wegmans.

Mr. Harris stated they will be back before the Board in the future, and he thanked the Township for the time this evening.

ENGINEER'S REPORT

Mr. Pockl stated the Board received his Engineer's Report in their packet. He stated they were working with various construction site project foremen around the Township since due to recent storms and the snow melt, there have been impacts on erosion and sediment control measures at the various sites. Mr. Pockl stated they stressed to them that the focus needs to be site clean-up, street sweeping, and reinforcing the erosion and sediment control measures. He stated given the upcoming storm, this will be a focus of their inspections.

Approve Award of 2021 Liquid Fuels Road Program

Mr. Pockl stated the project was Bid on PennBid and Bids were opened on February 11. Seven Bids were received and the two low Bidders were very close to each other. He stated this was Bid out as a Base Bid and three Alternate Bids – Bid Alternate #1 was Silo Road from Harvest Drive to Cultipacker, Bid Alternate #2 was Inverness Drive, and Bid Alternate #3 was James Court. Mr. Pockl stated if the Board were to just award the Base Bid Earle Asphalt would be the low bidder. If the Board awarded the Base Bid, Alternate Bid #2, and Alternate Bid #3 it would still be Earle Asphalt; however, if the Board awarded the Base Bid and Alternate #1 or any combination that included Alternate #1, Harris Blacktopping would be the apparent low Bidder.

Mr. Pockl stated the prices received were very good compared to previous years. He stated last year's numbers were very good, and this year's prices are in line with that as far as unit price for asphalt. The price for milling was even less this year than it was last year. He stated the Budget was \$650,000 for this work; and if the Base Bid and all three Alternates were awarded, it would be \$642,892.85. The recommendation is to award the Bid for the Base Bid and the three Alternates.

Ms. Blundi stated the Board had discussed previously considered including in the Motion that the Responsible Contractor Ordinance time would be shortened. Mr. Truelove stated that would be for the public part of the review process, and it would be reduced from twenty-one to fourteen days; and Mr. Pockl agreed.

Mr. Lewis moved and Dr. Weiss seconded to award the Contract to Harris Blacktopping for the Base Bid and all the Bid Alternates requested and that the public review of the Bidders suitability under the Responsible Contractor Ordinance be limited to fourteen days in this Bid.

Mr. Pockl stated this project was Bid out on PennBid, and Harris Blacktopping, along with the rest of the Bidders, provided an electronic copy of the Bid Bond on PennBid; and he has a copy of that. Mr. Pockl stated technically they submit the hard copy to his office; however, that has not happened yet because it got lost in the mail from the bonding company. Mr. Pockl stated they have now ordered a new hard copy to be sent to his office via FedEx so that it can be tracked; and they believe that it will arrive shortly.

Mr. Truelove stated he and Mr. Pockl discussed this earlier today; and because all of the Bidders went through PennBid and submitted electronic Bids, the only amendment needed to the Motion would be that it be subject to receipt of a satisfactory hard copy of the appropriate Bid Bond.

Mr. Ferguson stated they do have the copy which Harris submitted, and they expect to have the hard copy in a couple of days. Mr. Pockl stated he does not believe anything is invalidated because we do not have the hard copy.

Mr. Lewis moved and Dr. Weiss seconded to Amend the Motion that the Bidder be in compliance with all Bidding requirements including accepting FedEx submission in lieu of lost mail.

Mr. Grenier asked Mr. Pockl if the electronic document is up to date, and Mr. Pockl stated it is current, and was dated February 11, 2021. Mr. Grenier asked about the quality of work of the two low Bidders. Mr. Pockl stated they both do quality work, and Harris Blacktopping did the 2020 Road Program in Lansdale where his firm is the Township engineer. He stated he spoke with the engineer and inspector on that project, and they indicated the quality of the work was exceptional. Mr. Grenier asked if there were any exclusions or assumptions in the Bid which might indicate they would be more prone to Change Orders. Mr. Pockl stated he did not see anything that would set the Township up for paying more during construction.

Mr. Grenier thanked the Board for considering Bid Alternates; and since the Bids came in under Budget, they were able to include the three Alternates. Ms. Blundi thanked the staff for getting the Requests for Bids out so early. Mr. Lewis noted that Harris Blacktopping did the 2017 Road Re-Paving Program.

Motion carried unanimously.

PROJECT UPDATES

Mr. Ferguson stated under the Solicitor's Report, there will be consideration of a Memorandum of Understanding regarding the multi-use trail with PA Water which will allow the Township to file the paperwork necessary for PennDOT so this project can move forward.

Mr. Ferguson stated with regard to the Big Oak/Makefield Road signal upgrade, a Zoom meeting took place today between the Township traffic engineer and Tom from the Police Department about going on site and dealing with the crosswalk.

Mr. Grenier asked for an update on the Township Properties Inventory. Mr. Ferguson stated they started to work on this with in-house staff and then reached out to Remington & Vernick to try to come up with tentative numbers regarding repairs that would need to be done. He stated they started to discuss this last year, and they will need to consider the cost of service for Remington & Vernick. Mr. Ferguson stated there have been discussions about some properties in the Township versus others which may have less visibility or significance in the community. He stated there are other engineers on staff who can also work on this.

MANAGER'S REPORT

Approve Resolution #2440 – Application for Traffic Signal Approval for Lindenhurst Road and Woodside Road

Mr. Ferguson stated the purpose of the Resolution is so that he can be allowed to submit the package that needs to go to PennDOT. He stated this is to remove the push-button at Woodside which is not in the appropriate place. He stated the Township traffic engineer also came up with a way to re-time the signals that would be a better option, and there is a process that needs to be gone through with PennDOT. This Resolution will authorize Mr. Ferguson to sign the Application.

Mr. Grenier moved, Dr. Weiss seconded and it was unanimously carried to approve Resolution #2440.

Approve Hiring Township Building Code Official and Inspection Service Company

Mr. Ferguson stated the staff made the recommendation to retain Barry Issett & Associates as the Building Code Official and Inspection Service Company. Mr. Ferguson stated they have scheduled for them to begin on March 1, 2021. Mr. Ferguson stated there is a Service Agreement that we enter into with our engineers and solicitor, and a tentative Agreement has been submitted by Issett & Associates which the Township has reviewed and they look to apply those items applicable to the Building Code Official consistent with the extra provisions that were added. He stated this would include a “plot plan of staff” if they are hired and they would provide a copy of the proposed Agreement before staff would sign it to make sure that the Board is satisfied with what the final version looks like.

Mr. McCartney moved and Dr. Weiss seconded approval of hiring Barry Issett & Associates as the Building Code Official and Inspection Service Company.

Mr. Grenier asked Mr. Ferguson to discuss how this fits into the Budget. Mr. Ferguson stated the Township already has a Building Code Official that is Budgeted for the year. He stated it is anticipated that the cost of this company will be higher than the current company; and the effect on the Budget based upon their start time could be an additional \$20,000 more than had been Budgeted. Mr. Ferguson stated they put an RFP out for this service, and reached out specifically to four or five other companies with a “robust set of standards for the type of person they wanted.” He stated this is becoming so specialized and there is so much training required that the field is shrinking as to the number of Building Inspectors across the State. He stated he expects to see the prices rising everywhere because the supply is low. Mr. Ferguson stated he is very happy with this firm, and the person who is going to be assigned to the Township has all of the credentials and qualifications to review and inspect with a high focus on customer service and communication.

Motion carried unanimously.

Approve Payment Request No. 1 for Contract SWR 20-2 Manhole Rehabilitation in the Amount of \$30,780

Dr. Weiss moved and Mr. McCartney seconded to approve Payment Request No 1 for Contract SWR 20-2 Manhole Rehabilitation in the amount of \$30,780 to Advanced Rehabilitation Technology, LLC.

Mr. Ferguson stated there is still approximately \$3,200 left, and the Township will follow up with them in order for them to get the final payment.

Motion carried unanimously.

Road Paving Presentation

Ms. Blundi stated earlier in the year she had indicated that she was hopeful that we would be able to pave more roads. She stated Mr. Ferguson has a proposal which may help in this regard.

Mr. Ferguson stated the goal is to discuss this well in advance of the Budget discussions this fall, and he is not looking for a vote this evening. He stated funds for paving come from a number of sources including Liquid Fuels which is State money recognizing that other things are paid for out of the Liquid Fuels Fund including rock salt. Funds are also available from Grants but that is not predictable. He stated some paving has also been done through the General Fund; however, when you do that, it does compete with other priorities on a year-to-year basis.

Mr. Ferguson stated Lower Makefield Township has 139 miles of locally-owned roads. He stated heavily-traveled roads will need to be paved more frequently. He stated a blended average that a road would be re-paved every twenty years is a reliable number, recognizing that some roads will need to be paved every ten years and others three times as long; and this is just a general average. He stated taking this general average, it would suggest that in order to hit that benchmark, the Township would need to be averaging 6.9 miles of road a year. He stated wider roads are far more expensive to pave than narrower roads so miles of roads can be deceiving, but it is still a good guideline.

Mr. Ferguson stated what he is proposing has been done elsewhere and has proved to be highly effective. He stated in a Second Class Township there is no road millage, but there is the Debt Service Fund which goes to make bond payments, and that has primarily been used for open space over the years in Lower Makefield. He showed a slide which shows that the Debt Service Fund will go down in 2022. He stated there will be a \$868,000 reduction which is approximately 1.6 mills, and that could be applied to roads. He stated a short-term loan could be used the same way as equipment is financed. Mr. Ferguson stated every 1 mill generates about \$538,000.

Mr. Ferguson showed a slide of what could be done in 2021. He stated the Township could take out about a \$1.5 million three-year, short-term loan; and that would be applied to 2022 to pave an additional \$1.5 million of roads. He stated there would still be the State money of approximately \$800,000 in Liquid Fuels money which would mean the 2022 Road Program would be \$2.3 million. He stated the \$1.5 million loan would be paid off with the 1 mill which generates the \$538,000 with quarterly payments running through the first quarter of 2025. He stated in the intervening years of 2023 and 2024, we could continue to use the Liquid Fuels allocation as well as other funds possibly from the General Fund to increase the number of roads that we would be paving. Mr. Ferguson stated the loan would be paid off in the first quarter of 2025, and in 2025 we could do another \$1.5 million where that mill is applied to the payment.

Mr. Ferguson showed a slide that indicates that over a seven-year period there would be loans in year 1 – 2021, year 4 – 2025, and year 7 – 2028. He stated that amounts to total paving of \$10.1 million, and we could do this significant increase without asking taxpayers to pay anything extra. Mr. Ferguson stated the advantage of doing this is that the short-term loans have been in the 2% to 3% range for some time. He stated front-loading the \$1.5 million in paving at a very low interest rate provides significant financial impact because we would be doing those up front and avoiding what tended to be the inflationary cost of 5% a year. Mr. Ferguson stated several years ago when interest rates were higher than they are now, the first time he did this in Bucks County was in Newtown; and they did an extra \$1 million in roads and the first loan program they put out came in at 1.5%. Mr. Ferguson stated banks like these loans, and this would allow the Township to start to increase the road totals being paved.

Mr. Ferguson showed a slide which shows that compared to the \$10.1 million in paving, over the last seven years we have done \$7.5 million. He stated \$5.1 million of that was from Liquid Fuels and \$2.3 million was from the General Fund over seven years. Mr. Ferguson stated there is also the Grant money. Mr. Ferguson stated the \$2.3 million was paid over a period of five years from the Capital Reserve Account. He stated it was this Board of Supervisors that then had to address the fact that that Account had a negative Fund Balance of \$2.2 to \$2.3 million that was reconciled in 2018. Mr. Ferguson stated the \$10.1 million is a base level amount without asking the taxpayers for any additional money and to put a dent in the road paving mileage.

Mr. Ferguson showed a slide of three-years' worth of roads, noting that includes three roads that were just approved as Bid Alternates. He stated if the Board agrees to move forward, they could add to the three-year Program. Mr. Ferguson stated it has also been discussed that the Township will begin to focus on some in-house paving which would be 2/10ths of a mile up to one quarter mile a year which can be handled in-house. He stated 2021 will also be the first year that we will start doing inlet repairs for next year's Road Program. Based on last year's pricing each of those inlets was \$1,200; and if we start doing just twelve of those a year, over three years that would be an extra \$40,000 that could be added to the paving dollar amounts.

Mr. Ferguson stated in the Liquid Fuels Budget, we also pay for Public Works labor, engineering reviews, and rock salt. He stated he wants to start working to get those items out of Liquid Fuels so that there could possibly be another \$50,000 a year available to go toward roads.

Mr. Ferguson stated what he is proposing provides guidelines for the Supervisors especially when they are discussing General Fund expenditures so that there is context for what we may want to do. He stated if we know that the three-year average is under five miles, he could start doing additional presentations of what additional General Fund dollars would look like. Mr. Ferguson noted that as he indicated there is 1.6 mills in the Debt Service Fund that will be available, and he is presenting a plan for 1 mill so there is an additional .6 mills still up for discussion. He stated every 1/10th of those mills on a three-year loan will generate an extra \$150,000 in paving for that year as part of the loan.

Mr. Ferguson showed a map noting that what is shown in blue shows the effect of \$2.3 million in paving in 2022 versus other years when they were doing approximately three and a half miles a year. He showed slides of specific neighborhood roads.

Mr. Ferguson stated what he is proposing will allow for an enhancement of the Road Program. He stated a secondary benefit is that because our Public Works Department is currently spending time patching and crack sealing roads, if there are larger Road Programs, this opens up the possibility that the Public Works time on the road could be spent paving even more than the quarter mile of road that he previously discussed and not spending as much money on repairs.

Ms. Blundi thanked Mr. Ferguson for the work he put into the presentation, and the Board will consider this moving forward well ahead of the Budget season.

Mr. Robert Abrams, 652 Teich Drive, stated what Mr. Ferguson just described is similar to what the School Board did which is a “hidden tax increase/money laundering operation.” He stated this is a system which takes a fund that guarantees the outstanding Bonds and starts to draw from it; and as you draw it down, it is based on Budget, and they can add back into it whenever they feel like borrowing more money. He stated the taxpayers have to pay for this, but not Mr. Ferguson since he will not be responsible to pay that tax increase. He stated we do not need this in Lower Makefield.

Mr. Ferguson stated this is not a money-laundering operation, rather it is an effort that is done in Municipalities throughout Pennsylvania. He stated the Bond Debt in this particularly category is going down. He stated if a future Board wants to borrow more money, it has nothing to do with this. He stated the presentation is that with the Bond Debt going down, the millage that is currently assigned to that is no longer needed in its entirety; and if the Board would like to look to pave more roads, this would be an opportunity to apply the mill to a short-term loan in the Debt Service Fund. He stated it is not a Bond Service Fund. He stated they would take out a three-year road loan – a short-term debt – and use that 1 mill to pay for that loan. He stated there is no money being shuffled, and no money being re-allocated; and it would be to put a new loan into the Debt Service Fund.

Dr. Weiss stated the Debt Service Fund is to pay debt. He stated once a bond or a loan is satisfied, we no longer need that millage; however, if we keep the millage to finance the short-term debt, it is not only appropriate it is desired because it keeps the taxes low and you are able to do more things for the same money. He stated it would be paid off in three years. He stated the Township cannot establish a Road millage because we are a Second Class Township; however, we can take out short-term debt and pay it off with Debt Service. He stated it is not Bond Service, it is Debt Service. Dr. Weiss stated this would be paid down in three years, and it could then be done again without any extra tax burden.

Mr. Ferguson stated if the Board were to do this, it is an entirely transparent public process. He stated if the Board wanted to do an extra \$1.5 million in paving, since it is over \$1 million, we would have to fulfill the requirements of the Unit Debt Act which means we would have to go to the State with all of the information; and it would then be put out to Bid to accept rates

from banks which would be publicly approved. He stated in the Debt Service Fund there is a seven-year radio loan for the Police Department when all Bucks County communities were required to go to the new band width for radios. He stated this was a seven-year loan from the County which is where that loan is paid from in the Debt Service.

Mr. Grenier stated this is an interesting idea which the Board will consider in more detail as we get closer to the Budget season. He stated this would be applied to one of our main concerns in the Township. He stated if there were other priorities besides roads, the Board might be able to apply this same approach or a combination thereof as well; and Mr. Ferguson agreed. Mr. Ferguson stated the reason this is a valuable tool is because there are only certain things that you can assign millage to, and Debt Service is one of them. He stated more creative communities are using Debt Service in the way he has just described.

Mr. Grenier asked if this is wholly dependent on the Sewer sale going through so the proceeds can be used to pay down debt. Mr. Ferguson stated while it would be affected, it would not be wholly dependent. Mr. Grenier stated he feels we will have a better idea the end of March when the PUC rules on the DELCORA deal to see what level of risk we may still have with our own deal. Mr. Grenier stated he appreciates Mr. Ferguson presenting this proposal at this time so that they can consider it in the future. Mr. Ferguson stated he wanted to start the discussion now rather than wait for the condensed time-frame of the Budget process.

SOLICITOR'S REPORT

Mr. Truelove stated the Board met in Executive Session beginning at 6:15 p.m. and litigation items, informational items, and Real Estate items were discussed.

Approve Ordinance No. 424 Amending Police Pension

Mr. Truelove stated at the last meeting, the Board approved the advertisement of Ordinance No. 424 to amend the Police Pension Ordinance to conform the Ordinance to the Collective Bargaining Agreement with respect to certain terms related to age of retirement, full Police Pension qualifications, and the contribution levels for the individual Officers. The terms were included in the amended Ordinance, and this was properly advertised.

Dr. Weiss moved, Mr. Grenier seconded and it was unanimously carried to approve Ordinance No. 424 amending the Police Pension.

Approve a Resolution Authorizing Approval of a Memorandum of Understanding and Deed of Easement with PA American Water Concerning the Community Bike Trail

Mr. Truelove stated this is the location off of Oxford Valley Road. The Easement is from Pennsylvania American back to the Township to allow the continuation of the bike trail. Ms. Kirk has prepared the necessary paperwork which has been reviewed and accepted by the officials of Pennsylvania American Water.

Dr. Weiss moved and Mr. McCartney seconded to approve the Resolution authorizing approval of a Memorandum of Understanding and Deed of Easement as indicated.

Mr. Grenier stated at the last meeting they had discussed the type of cover that would be used in proximity to the bike path, and he asked if that is addressed in the Easement or was that just addressed in the Plan drawings; and Mr. Truelove stated that was in the Plan drawings and the specific materials are not noted in the Easement. Mr. Grenier asked if the Plan drawings are an Exhibit to the Easement, and Mr. Truelove stated that they are Exhibit B. Mr. Grenier asked if he needs to recuse himself from voting on this, and Mr. Truelove stated he is not required to.

Motion carried unanimously.

Approve a Resolution Authorizing Approval of a Memorandum of Understanding and Deed of Easement for 2308 Stackhouse Drive for New Sewer Lines for a New Pump Station

Mr. Truelove stated a new pump station located at the end of Stackhouse Drive required going over private property including the property at 2308 Stackhouse Drive. He stated this Resolution recognizes the Memorandum of Understanding between the property owner and the Township for two Easements – a temporary Easement for construction purposes and the permanent Easement for access and the sewer lines that will be extended

from the pump station outwards. He stated this was drafted by Ms. Kirk and the attorney representing the property owner. The staff has reviewed it as well and recommends approval.

Dr. Weiss moved and Mr. McCartney seconded to approve the Resolution authorizing approval of a Memorandum of Understanding and Deed of Easement for 2308 Stackhouse Drive for new sewer lines for a new pump station.

Mr. Grenier stated this has been discussed by the Sewer Authority and the Board for some time. He asked if the Sewer Authority made a recommendation to the Board on this. Mr. Truelove stated he does not have that in the paperwork but he does not have any indication that they were opposed to it. Mr. Grenier stated if it is consistent with what the Sewer Authority discussed previously, he feels they would be in favor of it. Mr. Ferguson stated the framework that the Sewer Authority set was outlined by Ms. Kirk.

Motion carried unanimously.

Approve Distribution of Restitution Proceeds Provided by Pennsylvania Attorney General's Office Regarding Boucher and James Overcharges as Set Forth in the Detailed Itemization to Affected Developers on the Condition that Acceptance of Receipt by the Affected Developers Constitutes the Limit of Any Payment From Lower Makefield Township on those Accounts Identified in the Attorney General's Restitution Proceeds List

Mr. Truelove stated Boucher & James has been under investigation for overcharges, not just in Lower Makefield, but in numerous Municipalities and entities in the area. He stated Lower Makefield's restitution numbers are the highest on the list. Mr. Truelove stated he was called by the Deputy Attorney General in the summer of 2020 about the issues and scheduled a phone conference with Mr. Ferguson, the Deputy Attorney General, and a number of investigators to discuss the issue. The staff was also involved in the discussions about the different possible accounts that were effected. Mr. Truelove stated in early December, he received a phone call from the Attorney General's office indicating they were ready to issue a check in the amount of almost \$350,000 which was then received by the Township in late December. This included a list of accounts that were apportioned for the monies to be given in terms of restitution. Mr. Truelove stated there are three categories – one is the area where developers were overcharged

for engineering reviews, etc., a second category where there may be monies to go back to the Commonwealth or some other entity, and the third would be money that is due back to the Township. Mr. Truelove stated in terms of monies that will be given back to the developers this is according to the accounts that were provided by the Attorney General's office and identified by the Township in their review. Mr. Truelove stated the way the Motion should be worded, before the entities will receive the funds that are apportioned to them, they will have to sign something that will indicate that they understand the conditions set forth in the Motion.

Dr. Weiss moved and Mr. Grenier seconded to approve distribution of restitution proceeds provided by the Pennsylvania Attorney General's office regarding Boucher and James overcharges as set forth in the detailed itemization to affected developers on the Condition that acceptance of receipt by the affected developers constitutes the limit of any payment from Lower Makefield Township on those accounts identified in the Attorney General's restitution proceeds list.

Mr. Ferguson stated the list was attached to the Agenda so that the public could see this list and this list will be attached to the Minutes along with the Warrant Lists and Interfund Transfers that were approved earlier.

Mr. Ferguson stated there was a discussion as to what would be the process if there was money owed by certain people to the Township, and those have all been resolved except for one or two which have ongoing projects that amount to under \$1,000. He stated they have received payment for the large outstanding items. He stated they focused on this for the last few weeks to make sure that the Township resolved unpaid accounts before someone would be given a check. Mr. Ferguson stated with regard to the few that are under \$1,000 owed to the Township, those will be resolved before those checks are provided to those entities.

Mr. Grenier asked if the list provided is in a Court document somewhere that the Township is ordered to pay those amounts or is this what the Township feels is owed to those on the list. Mr. Ferguson stated the Township received a list from the Attorney General's office that outlined projects, and the Township reviewed their records to determine what was owed back to developers in terms of overcharges.

Mr. Grenier stated there is ongoing litigation with Sandy Run as well as some other large projects that Boucher and James did where there were "major issues" including the Dog Park and the Quiet Zones. He stated what

they are doing tonight will not impact any of the other ongoing litigation. Mr. Truelove agreed. Mr. Truelove added this is just what Boucher and James over-charged, and it does not protect Boucher and James from negligence since that would include damages that would far exceed whatever their review costs would be.

Motion carried unanimously.

ZONING HEARING BOARD MATTERS

With regard to the Jean Augustin Special Exception request for a bed and breakfast and/or boarding house use and Variance to increase the existing non-conforming rear yard setback to accommodate a new patio roof for the property located at 3 Ridge Drive, Mr. Grenier moved, Mr. Lewis seconded and it was unanimously carried to oppose.

With regard to the Jon Shavel and Ruth Harris variance request for the property located at 357 Ramsey Road in order to permit the construction of an in-ground pool, patio, and storage shed resulting in an increase in impervious surface and decrease of an accessory structure setback, it was agreed to leave the matter to the Zoning Hearing Board.

With regard to the Hydroscape, Inc. Variance request for Patrick O'Dunne for the property located at 268 Springdale Terrace in order to permit the construction of an in-ground pool with decking, a bluestone patio, and gazebo resulting in greater than permitted impervious surface, it was agreed to leave the matter to the Zoning Hearing Board.

With regard to the Michael and Rachel Rubacha Variance request for the property located at 1072 Randolph Drive in order to permit the construction of a patio and walkway resulting in greater than permitted impervious surface, it was agreed to leave the matter to the Zoning Hearing Board.

With regard to the Timothy and Michelle Chamberlain Variance request for the property located at 19 Fairway Drive in order to permit construction of a rear addition resulting in a decrease in the rear yard setback, it was agreed to leave the matter to the Zoning Hearing Board.

PUBLIC COMMENT

Ms. Lisa Tenney, 156 Pinnacle Circle, stated in the future she would like more time dedicated for the Board of Supervisors to discuss suggestions and recommendations of the different citizen committees including the historic committees, traffic, safety, environmental, and architectural review. She stated the Board should incorporate all of their knowledge and comments into the Board of Supervisors meetings since that “would be a lot of meetings for citizens to follow,” and she feels they have great suggestions. She stated it would be great for transparency of “what is really going on.”

Ms. Tenney stated she would like to know how development roads get on the list for approval of being paved. She stated at the last meeting she mentioned N. Esther Road was paved, and that S. Esther Road is in need of paving. She stated her whole development is “starting to crack,” and she would like to know the procedure for that. Ms. Blundi stated generally they take public comment when specific Agenda items are discussed, and they did discuss earlier the Award of the Road Program Bid and a road paving proposal. Mr. Ferguson stated the Public Works Director drives the roads every day and makes assessments on what roads can still be patched and improved in-house and which get put on the list to be paved. He stated there are over forty miles of roads in the Township which are getting close to the point where they need to be re-paved, and the idea of the road paving proposal that he discussed earlier this evening was to start to work to get caught up. He stated they will make note of the roads Ms. Tenney has mentioned and make sure that they are on the list to review. He stated it would be an engineering analysis and assessment that would be done based upon where they fall compared to all of the other roads in the Township. Ms. Tenney stated she has not seen any of the roads in her development on a list, and it does get a “lot of walking and traffic daily;” and she did not want them to be overlooked.

Ms. Tenney stated she would like the Board of Supervisors to go on record about enforcing the existing Tree Ordinance and not giving any exceptions since they have not given any exceptions to any other entity. She stated the Bucks County Planning Commission has recommended not giving the Waiver. Ms. Blundi asked Ms. Tenney if she is referring to Prickett Preserve, and Ms. Tenney agreed. Ms. Tenney stated under the First Amendment she believes that she can “redress grievances,” and when she is cut off and given a time limit, she cannot state “as a public citizen who pays a lot of taxes should get to say in a public forum and it is a COVID so she cannot

even be at a meeting.” She recommended that the Board talk to “their neighbor to the left, and to the right, and across the street and ask them what they think.” She stated the answer they have given her is “it is a done deal.” Ms. Tenney asked “what kind of Government they are operating if people think that the September 19 Planning Commission was a done deal.”

Mr. Zachary Rubin, 1661 Covington Road, stated at the first meeting in January, the Organizational Meeting, a question was raised about moving Public Comment to the front of the Agenda; and that question has not been addressed. He stated he is requesting that Public Comment be moved to the front of the meeting. He asked if the Chair will agendaize the issue, will the Board discuss it now, or will the Chair set the BOS Meeting Agenda with Public Comment at the beginning. Ms. Blundi stated she believes that Mr. Lewis brought this up, and she feels the Board of Supervisors should discuss it. She stated she does not feel there is a perfect answer to this, and some have pointed out that we should look to how other Townships do this and others by and large follow this method although she does not necessarily feel we should always do what other Townships are doing. She stated she does not feel they should discuss the matter now since it is after 11:00 p.m. Mr. Rubin asked when they will have this discussion. Ms. Blundi stated she has discussed this with Mr. Rubin a number of times. She stated the Supervisors can be reached in a number of ways by the community. Mr. Rubin stated he is asking Ms. Blundi to respond to Mr. Lewis’ question which he raised at the January meeting, and Ms. Blundi had indicated at that time it was an important discussion; and he asked when Ms. Blundi will have this discussion.

Dr. Weiss stated in Lower Makefield the Chair is responsible for the Agenda. He stated he will give the same respect that was given to him when he was Chair, and he will honor the Chair’s prerogative to place non-Agenda Public Comment wherever she desires. Dr. Weiss stated Public Comment is allowed all through the meeting on Agenda items; and it is only those comments that are not related to the Agenda which are reserved for the end of the meeting. He added that almost every Township in the lower half of Bucks County has non-Agenda Public Comment at the end of its meeting. He stated every standing committee of the Township reserves Public Comment at the end of the meeting. Dr. Weiss stated unless it has changed, he understands that Mr. Rubin’s Homeowners’ Association reserves Public/Resident Comment at the end of the meeting. Dr. Weiss stated he will support whatever Chair Blundi’s decision is going forward.

Mr. Robert Abrams, 652 Teich Drive, stated he understands that the Chair does not care about the constituents, and she should step down and be replaced. Mr. Abrams stated what was discussed previously about the road program is a way of “laundering money out of one account and into another.” He stated if they cannot work within their means, they cannot do their job. Mr. Abrams stated everyone else has worked within their means, and they did not have to borrow from a Debt Fund. He stated to open the community up to unlimited annual tax increases is “absurd.” He stated the funds need to be handled responsibly. Mr. Abrams stated if they had the money from the cell tower that they were going to get \$50,000 for, they could pave the roads; but they are probably down by about \$3,000.

Dr. Weiss stated the \$2 million plus interest for the cell tower is still with us and not a penny has been spent. Dr. Weiss stated Mr. Abrams’ accusations of money laundering by the Township Manager are not only inappropriate but are wrong. Dr. Weiss stated Debt Service is allowed, and when the Debt is satisfied, it is up to the Board of Supervisors if they want to create more debt whether it is short-term or long-term debt. He stated before this Board, Boards have used Debt Service as a means to pay the bills; and when this current Board took office, we were in such dire straits, we had to use the Bond Fund to pay the Township employee salaries. He stated Mr. Ferguson has done more for this Township to “right its financial ship” than any single individual in the last ten years. He stated Mr. Abrams is maligning an individual who has been good to the Township and turned the Township around, and is the major single force for our Moody’s upgrade and the removal of our negative outlook.

SUPERVISORS REPORTS

Ms. Blundi stated the EAC has reviewed pending proposals. She stated they are also working with Ms. Tierney to plant trees in October.

Mr. Lewis stated the Citizens Traffic Commission met and talked about issues related to the Prickett Preserve traffic and Regency/Big Oak as well as the pavilion and walkways that were supposed to be built at Regency. Mr. Lewis noted Ms. Tierney’s earlier comments about Yardley/Lower Makefield Veterans, adding it is important to make sure that they are a part of our Veterans Memorial. Information on this can be found on the Township’s TV channel and on the Township Website. He stated those who did not serve can still help by buying a paver, and information on that can be found on-line as well.

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Mr. Grenier stated the Planning Commission met and reviewed their Annual Report which will be delivered to the Board of Supervisors. He stated HARB met, and the Rite Aid sign will be coming back before the Board of Supervisors as the original proposal was changed. He stated there was also a presentation about a developer who wants to develop Township land in the Edgewood Village area. Mr. Grenier stated he advised them that if someone is interested in this, they should first discuss it with Mr. Ferguson so that they can understand all of the ramifications before they go before Boards and Committees.

Mr. Grenier stated some of the Committee Chairs indicated that they had not received a copy of the Board of Supervisors' Agenda which they normally receive. Mr. Ferguson stated they will make sure that this continues. Ms. Blundi stated a staff person has retired, and a new person is taking on new duties. Mr. Ferguson stated Ms. Katie McVan will be taking over a new position, and she will also be able to assist with development projects as well.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Dr. Weiss moved and Mr. Lewis seconded to re-appoint Jill Laurinaitis to the Electronic Media Advisory Committee. Mr. Lewis stated Ms. Laurinaitis is a tremendous asset to the community.

Motion carried unanimously.

OTHER BUSINESS

Mr. Grenier asked if there is a Snow Emergency beginning at midnight; and Chief Coluzzi stated they just put this out, and they have opened up the Emergency Operations Center if anyone has an issue or problem, and that will be in effect until further notice.

There being no further business, the meeting was adjourned at 11:25 p.m.

Respectfully Submitted,

John B. Lewis, Secretary

**LOWER MAKEFIELD TOWNSHIP
BOS MEETING - 02/17/2021**

A/P WARRANT LISTS	2/1/2021		2/16/2021		TOTAL
	PRINTED CHECKS	MANUAL CKS/WIRES	PRINTED CHECKS	MANUAL CKS/WIRES	
Fund					
01- GENERAL FUND	222,611.23	5,950.48	182,401.68	1,895.00	412,858.39
02- STREET LIGHTS	2,584.75		2,105.68		4,690.43
03- FIRE SAFETY					-
04- HYDRANTS	11,478.63				11,478.63
05- PARK AND RECREATION	22,141.75	15.89	10,076.58		32,234.22
06- P & R FEE IN LIEU					-
08- SEWER	36,086.50	500,055.63	151,427.86		687,569.99
09- POOL	5,998.72	187.40	13,096.43		19,282.55
11- TRAFFIC IMPACT					-
15- GOLF COURSE			178,204.00		178,204.00
18- SEWER CAPITAL PROJECTS		2,930.39	217,866.03		220,796.42
19- SPECIAL PROJECTS	658.75		767.25		1,426.00
20- DEBT SERVICE					-
30- CAPITAL RESERVE			9,416.78		9,416.78
31- POOL CAPITAL RESERVE FUND					-
32- TREE FUND					-
35- LIQUID FUELS	9,026.32				9,026.32
36- ROAD MACHINERY FUND					-
40- 9/11 MEMORIAL	439.15		3,933.56		4,372.71
45- PATTERSON FARM	43.39		900.00		943.39
50- AMBULANCE/RESCUE SQUAD					-
84- DEVELOPER ESCROW	37,955.30		3,731.98		41,687.28
91- UNEMPLOYMENT					
	349,024.49	509,139.79	773,927.83	1,895.00	1,633,987.11

JANUARY 2021 PAYROLL AND INTERFUND TRANSFERS	
Fund	
01- GENERAL FUND OPERATING TO PAYROLL ACCOUNT	702,962.31
GENERAL FUND OPERATING TO 401A DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	5,958.97
	708,921.28

John B. Lewis

James McCartney

Fredric K. Weiss

Suzanne S. Blundi

Daniel R. Grenier

B&J Project	Project	2015	2016	2017	2018	Total
1277121R	110 OVINGTON RD, BULLARD SUBDIVISION	52.00				52.00
1577151R1	1648 DOBRY ROAD, DAYCARE FACILITY-REVIEW		101.25	-		101.25
1677158R	191 RIVER ROAD-LAND DEVELOPMENT		249.50	374.50	-	624.00
1677155R	ARTIS SENIOR LIVING, LLC-LD REVIEW		1,072.75	2503.75	21	3,597.50
1277117C	BIBLE FELLOWSHIP CHURCH-CONSTR OBSERV		103.50	64.25		167.75
1277117R	BIBLE FELLOWSHIP CHURCH-REVIEW	255.00	544.25	286.00	-	1,085.25
1277116C	BOXWOOD FARMS SUBDIVISION-CONST MNGMNT			825.75	-	825.75
1277118R	BRIGHTS FARM GREENHOUSES-REVIEW		124.75	-		124.75
1277106C2	BROOKSHIRE ESTATES, PH 2-CONSTR MNGMNT	862.75	1,020.50	1207		3,090.25
1277106P2	BROOKSHIRE ESTATES, PH 2-PERMIT	188.50		20.25		208.75
1277106P	BROOKSHIRE ESTATES-BUILDING PERMIT	20.25		40.5		60.75
1277106C	BROOKSHIRE ESTATES-CONST MNGMNT	1,327.25	2,193.00	1189.5		4,709.75
1277101R	CAPSTONE TERRACE-REVIEW		15.5			15.50
1277114P	CHANTICLEER SUBDIVISION-BUILDING PERMIT	81.00		40.50		121.50
1277114C	CHANTICLEER SUBDIVISION-CONST MNGMNT	599.00	1,549.25	810.25		2,958.50
1577150R	CHRISTIAN BROTHERS AUTOMOTIVE REPAIR	201.00				201.00
1277024B	DELAWARE RIVER JOINT TOLL BRIDGE COMM		653.50	-	-	653.50
1577147R	DOBRY ROAD/ERIN DEVELOPMENT-LD	2,532.00	1,677.50	141.5		4,351.00
1277102R	DOGWOOD DRIVE-REVIEW	338.00	574.00	1891.25	192.5	2,995.75
1377134R3	DUNKIN DONUTS/DAYCARE-REVIEW		83.00	1,068.25	104.00	1,255.25
1777162R	EDGE AT YARDLEY COMMUNITY POOL COMPLEX			125.00		125.00
1277103C	FERRI TRACT (aka FREEMAN'S FARM)-CONSTR	5,037.50	352.75	1755.75	206.5	7,352.50
1277103P	FERRI TRACT (aka FREEMAN'S FARM)-PERMITS	30.75	712.50	60.75	-	804.00
1377128R	FIELDSTONE AT LOWER MAKEFIELD		2,201.50	327.75		2,529.25
1577146R	IORELLO GROVE MAJOR SUBDIVISION	205.50				205.50
1277111C	FLOWER'S FIELD AT EDGEWOOD-CONSTRUCTION	6,983.00	1,124.00	591.25		8,698.25
1277111P	FLOWER'S FIELD AT EDGEWOOD-PERMITS	410.50	824.50	512.75	-	1,747.75
1277108C	GRACE POINT CHURCH-CONSTRUCTION	57.00				57.00
1277124C	HCR MANOR CARE-CONSTRUCTION	5,496.25	1,017.25	61.5		6,575.00
1477144R	JASON PETERS-LOT LINE CHANGES	1,137.25	130.00	-	-	1,267.25
1577149	KAPLAN TRACT	427.00	773.00	1261.75		2,461.75
1377134R	LOWER BUCKS PEDIATRICS PHASING REQUEST		81.00			81.00
1577154R	MAKEFIELD GLENN	810.25	2,165.00	20.25		2,995.50

B&J Project	Project	2015	2016	2017	2018	Total
1577154C	MAKEFIELD GLENN-CONSTRUCTION OBSERVATION			1,158.75	94.75	1,253.50
1677157R	MARRAZZO GARDEN CENTER-SKETCH REVIEW		197.75			197.75
1677156R	MATRIX LOWER MAKEFIELD RESIDENTIAL, LP		1,398.50	2197.5		3,596.00
1277109R	MINEHART TRACT-REVIEW	159.50		-		159.50
1277107R1	NEW CINGULAR, 1100 EDGEWOOD ROAD-REVIEW	31				31.00
1277107R3	NEW CINGULAR, 1347 WOODSIDE ROAD-REVIEW		10.75			10.75
1277107R4	NEW CINGULAR, OLD OXFORD VALLEY ROAD	67.50				67.50
1277107R2	NEW CINGULAR, STONY HILL ROAD-REVIEW		62.75			62.75
1377135R	OAKMONT - TOLL BROS - PLAN REVIEW	1,172.00	755.75	-	-	1,927.75
1377135C	OAKMONT - TOLL BROS-CONSTR		1,841.00	2615.5	47.25	4,503.75
1377135P	OAKMONT - TOLL BROS-PERMITS		50.25	626.25	-	676.50
1577152R	PENNSBURY SCHOOL DISTRICT	275.50	4,948.25			5,223.75
1577152C	PENNSBURY SCHOOL DISTRICT-CONSTR OBSERV		1,181.00	1546.25		2,727.25
1277105C1	REGENCY AT YARDLEY, PH 1-CONST MNGMNT	78.75	146.00	753.00	83.00	1,060.75
1277105P2	REGENCY AT YARDLEY, PH 2-BUILDING PERMIT	101.25	132.75	60.75		294.75
1277105C2	REGENCY AT YARDLEY, PH 2-CONST MNGMNT		439.50	75.00	61.00	575.50
1277105P3	REGENCY AT YARDLEY, PH 3-BUILDING PERMIT	363.25	276.50	264.25	154.50	1,058.50
1277105C3	REGENCY AT YARDLEY, PH 3-CONST MNGMNT	225.00	123.50	294.00	170.00	812.50
1277105C4	REGENCY AT YARDLEY, PH 4-CONSTR MNGMNT	187.75	315.00	332.50	55.00	890.25
1277105P5	REGENCY AT YARDLEY, PH 5-BLDG PERMIT REV	684.25	177.75	58.75	-	920.75
1277105C5	REGENCY AT YARDLEY, PH 5-CONSTR MNGMNT	779.50	314.75	362.75	74.00	1,531.00
1277105P6	REGENCY AT YARDLEY, PH 6-BLDG PERMIT REV	486.50	851.00	72.75	-	1,410.25
1277105C6	REGENCY AT YARDLEY, PH 6-CONSTR MNGMNT	1,512.75	997.25	657.5	92	3,259.50
1277105P7	REGENCY AT YARDLEY, PH 7-BLDG PERMIT REV	66.00	524.00	912.50	20.25	1,522.75
1277105C7	REGENCY AT YARDLEY, PH 7-CONSTR MNGMNT	1,309.00	492.75	739	25.25	2,566.00
1277105P4	REGENCY AT YARDLEY, PHASE 4-BLDG PERMIT	281.00	20.25	113.25		414.50
1277105C	REGENCY AT YARDLEY-GENERAL CONSTRUCTION	110.00		-		110.00
1577148P1	REGENCY CARRIAGE HOMES, PH 1-PERMITS	39.75	496.50	593.00	20.25	1,149.50
1577148P2	REGENCY CARRIAGE HOMES, PH 2-PERMITS		71.25	965.75	-	1,037.00
1577148C2	REGENCY CARRIAGE HOMES-PHASE 2	1,825.50	511.25	837	8.5	3,182.25
1577148C3	REGENCY CARRIAGE HOMES-PHASE 3		107.00	1,858.50	-	1,965.50
1577148C1	REGENCY CARRIAGE HOMES-PHASE I	1,992.75	1,072.50	1041.75		4,107.00
1277122P	SCAMMELL'S CORNER-BUILDING PERMITS	325.00	274.00	191.25	-	790.25

B&J Project	Project	2015	2016	2017	2018	Total
1277122C	SCAMMELL'S CORNER-CONSTR MNGMNT	2,612.75	669.50	913.25	83	4,278.50
1277024A	SCUDDERS FALLS BRIDGE-PLAN REV, PERMITS	422.50	1,064.50	557.75		2,044.75
1277024C	SCUDDER'S FALLS IMPROVEMENTS-CONSTR OB			134.00		134.00
1377136P	ST. IGNATIUS-BUILDING PERMITS		40.50	207.00		247.50
1377136C	ST. IGNATIUS-CONSTRUCTION OBSERVATION		251.00	2108.25		2,359.25
1377136R	ST. IGNATIUS-REVIEW	472.00	854.25	199.00	-	1,525.25
1377131R3	T MOBILE, 1347 WOODSIDE ROAD-REVIEW	119.50	78.00			197.50
1377131R2	T MOBILE, 135 OLD OXFORD VALLEY RD-CU	26.25				26.25
1377131R1	T-MOBILE, 1100 EDGEWOOD ROAD-CU		5.00	52		57.00
1677160P	TOWERING OAKS-PERMIT REVIEW			97.5		97.50
1677160R	TOWERING OAKS-REVIEW		15.5			15.50
1277115P	TROILO TRACT (BROOKSHIRE ESTATES)-PERMIT			40.5		40.50
1277115C	TROILO TRACT BROOKSHIRE EST-CONST MNGMNT	1,303.00	534.25	976.25		2,813.50
1377129R3	VERIZON WIRELESS, 1347 WOODSIDE RD		52.00			52.00
1377129R1	VERIZON WIRELESS-1000 STONY HILL ROAD		57.75			57.75
1377130C	ZUBAIDA FOUNDATION-CONSTRUCTION		343.75	102.75	-	446.50
D - Developer		<u>\$44,081.25</u>	<u>\$41,099.25</u>	<u>\$38,895.75</u>	<u>\$1,512.75</u>	<u>\$125,589.00</u>