

LOWER MAKEFIELD TOWNSHIP  
BOARD OF SUPERVISORS  
September 6, 2023  
7:30 pm

**To view the meeting in real time you can watch on the Cable Channels:**

Verizon channel 20  
Comcast channel 22

**You can also view the meeting in the following formats but there will be a slight delay.**

Facebook: <https://www.facebook.com/LowerMakefieldTownship/>  
YouTube: <https://www.youtube.com/channel/UCOq0e9VmBEZppWBFJbI9uAA>  
Website: [www.lmt.org](http://www.lmt.org)

**Public Comment will be available by phone when the chair calls for public comment. You can dial in by following these easy steps.**

- 1.) Dial 646-558-8656
- 2.) Enter meeting ID 230 936 1902# when prompted
- 3.) Click # when prompted to enter participant ID
- 4.) You are now in the meeting, please wait to speak with moderator

PUBLIC COMMENT ON AGENDA ITEMS WILL BE TAKEN AS EACH ITEM IS DISCUSSED

1. CALL TO ORDER – Suzanne S. Blundi, Acting Chair
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. COMMUNITY ANNOUNCEMENT
  - a. Reminder – During this portion of the agenda residents and Youth Organizations may call in to make a special announcement or contact the township at [admin@lmt.org](mailto:admin@lmt.org) to request a special announcement be added to the agenda.
  - b. LMT's Environmental Advisory Council will be heading up the effort to revitalize our Bird Town Program. If you want to be part of a local group making the Bird Town PA goals a reality in LMT, contact Jeanne Bray at [jjyardley56@gmail.com](mailto:jjyardley56@gmail.com).
  - c. The 9/11 Remembrance Ceremony will be held on Monday, September 11, 2023 at 8:30am at the Garden of Reflection at Lower Makefield Township Memorial Park. There will be no evening ceremony; however, members of the public are invited to visit the memorial that evening.
  - d. The next Ad Hoc Property Committee Public Forum on the creation of a long-term Master Plan for Patterson Farm will be held on September 26th. This Twp-owned property is at a crossroads with historic buildings requiring expensive repairs, or they may be lost. Potentially millions of dollars could be needed, but such expenditures cannot be made only to have buildings saved and sit idle. The Committee is working with a team of architects, engineers, and economists to determine best and compatible uses for the buildings that

could benefit to our community and thus, support maintenance for future generations. The public is asked to become engaged by: (a) attending public Zoom meetings held the 2nd Thurs each month, (b) learning more at [LMT.org/Community/Patterson Farm](http://LMT.org/Community/Patterson Farm), and (c) attending future public forums.

- e. Kim Rock from Keller Williams Realty is hosting a Shredder event on Saturday, September 30<sup>th</sup> from 9:00 am to 12:00 pm in the Lower Makefield Township Pool Parking Lot 1050 Edgewood Road Yardley, PA 19067. For more information or to register you can go to: [www.shredbucks.com](http://www.shredbucks.com).
  - f. The Environmental Advisory Council will be hosting their Styrofoam & Recycling Event on Saturday, October 28, 2023 for 10:00am to noon outside of the Lower Makefield Township building, 1100 Edgewood Road Yardley, PA 19067.
5. CONSIDER APPROVAL OF MINUTES FOR AUGUST 16, 2023
  6. ENGINEER'S REPORT
    - a. Consider Escrow Release #8 for the Prickett Preserve to ELU Deluce Yardley, LLC in the amount of \$626,985.00.
    - b. Update re: Woodside Road Multi-Use Path
  7. PUBLIC WORKS
    - a. Request to Authorize Advertisement to Bid for 2023 Leaf Collection Contractors.
    - b. Request to Authorize Advertisement to Bid for 2023-2024 Snowplow Contractors.
    - c. Consider Award of the 2023-2024 Bucks County Consortium Salt Bid to Silvi Concrete Products (D/B/A Riverside Construction).
  8. MANAGER'S REPORT
    - a. 7.15.23 Flash Flood Response
    - b. Consider acceptance of the proposal from LandStudies for Flood Mitigation Assessment.
    - c. Ratify and confirm the acceptance of the proposal from Cohen Law Group for Wireless Facilities Management Services.
    - d. Consider Award of a Professional Services Contract to Thomas Comitta Associates, Inc. for a not-to-exceed amount of \$18,000 for the preparation of a Multi-Year Tree Planting Plan.
    - e. Consider Resolution # 23-20 authorizing financing (lease/purchase) for a 6-Wheel Dump Truck w/Upfitting for use by the Public Works Department.
  9. SOLICITOR'S REPORT
    - a. Consider Ordinance #441 amending Chapter 130, Article 1 of the Code of Ordinances of Lower Makefield Township to provide for immediate revocation of any issued license.
    - b. Consider Resolution # 23-21 - Authorizing and approving the execution and recording of the unilateral declaration of covenants, conditions and restrictions with operations and maintenance obligations for the Community Trail Connection constructed by the Township along Edgewood and Oxford Valley Roads.
    - c. Consider Resolution # 23-22 – Authorizing and accepting the Memorandum of Understanding and Deed of Easement for completion of bike path connection along Woodside Road—1208 Woodside Road.
    - d. Consider Resolution # 23-23 – Authorizing and accepting the Memorandum of Understanding and Deed of Easement for completion of bike path connection along Woodside Road—1214 Woodside Road.
  10. ZONING HEARING BOARD
    - a. APPEAL # Z-23-2029 Eric Konyves for the property located at 968 Queens Drive, Yardley, PA 19067, tax parcel # 20-037-061. Applicant is requesting a Variance from Township Zoning

Ordinance 200-23.B in order to install an in-ground fiberglass swimming pool which would increase the impervious surface from the existing 22.4% to 24.6% where 18% is the allowable amount.

- b. APPEAL # Z-23-2030 Michael Montgomery for the property located at 249 Forrest Road Yardley PA 19067, tax parcel # 20-049-245. Applicant is requesting a Variance from Township Zoning Ordinance 200-69A(14)(c) in order to install a 6-foot-high aluminum fence in a sewer easement.
- c. APPEAL # Z-23-2031 Victor Fiori for the property located at 0 Dolington Road Yardley PA 19067, tax parcel # 20-020-113-004. Applicant is requesting Variances from Township Zoning Ordinance 200-69.A.(14)(a) in order to construct a detached 3,200 square foot garage not in the fourth of the lot farthest removed from the road; Township Zoning Ordinance 200-69(A) for a proposed height of 26'7" where 15' is the maximum permitted.
- d. APPEAL # Z-23-2032 Edward Murphy for the property located at 777 Township Line Road Yardley PA 19067, tax parcel # 20-012-005-005. Applicant is requesting a special exception so as to allow an additional 21,000 square feet of medical office related space to be provided within the existing office building in accordance with the standards set forth in Section 200-98 of the Lower Makefield Township Zoning Ordinance.

11. COMMUNITY DEVELOPMENT

12. SUPERVISORS REPORTS

- a. Suzanne S. Blundi – Ad Hoc Property Committee; Agricultural Security Board; Board of Auditors; Board of Appeals; Emergency Management.
- b. John B. Lewis – Disability Advisory Board; Electric Reliability Committee; Farmland Preservation; Historical Commission.
- c. James McCartney - Electronic Media Advisory Council; Golf Committee; Special Events; Zoning Hearing Board.
- d. Daniel R. Grenier - Citizens Traffic Commission; Environmental Advisory Council; Seniors Group; Trenton-Mercer Citizens Airport Review Board.

13. OTHER BUSINESS

14. APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

15. PUBLIC COMMENT

16. ADJOURNMENT

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