

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – MARCH 1, 2017

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on March 1, 2017. Ms. Tyler called the meeting to order at 7:30 p.m. Ms. Tyler stated Lower Makefield Township would like to extend their congratulations to Bristol Borough for winning the Small Business Revolution contest, and she knows that Lower Makefield residents had a large part in voting in support of their neighboring community.

Those present:

Board of Supervisors: Kristin Tyler, Chair
 David Fritchey, Vice Chair
 John B. Lewis, Secretary
 Judi Reiss, Treasurer
 Jeff Benedetto, Supervisor

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

PROCLAMATION DESIGNATING APRIL AS PENNSYLVANIA 811 SAFE DIGGING MONTH

Ms. Tyler stated April has been designated as 811 Safe Digging Month, and she read the Proclamation into the Record. She stated when you are digging on your property, you have to call so that the utilities can be marked out and so that digging will not result in any issues.

PUBLIC COMMENT

Ms. Jamie Fazzalore was present representing the Lower Makefield-Yardley Lions Club. She stated they are holding a food drive for the Penndel Food Pantry which is currently extremely low on food. She noted there are drop-off points at 1209 Pine Grove Road, 1901 Oxford Valley Road, and 32 S. Homestead Drive as well as a bin at the Township until Friday where non-perishable items can be dropped off. Ms. Tyler stated the Pool discount period ends this Friday so they expect there will be a lot of volume at the Township Building, and she asked those coming to the Township to bring non-perishable items and drop them off.

Mr. Gavin stated he and two of his neighbors met with Church representatives on February 15. Ms. Tyler asked Mr. Gavin if he advised the Church that he would be making this presentation to the Board of Supervisors this evening; and Mr. Gavin stated he advised them that he would talk to the Board of Supervisors but did not tell them he would be at this specific meeting.

Mr. Gavin stated this issue has been before the Township a number of times, and the only time it was up for vote was at the Planning Commission in January, 2012 when it lost four to zero with one member absent. Mr. Gavin stated there has been resident resistance over the years. Ms. Tyler stated they are familiar with the history of the tract, and she asked Mr. Gavin to discuss his meeting with the Church and the alternatives. Ms. Tyler suggested that in the future if someone wishes to make a big presentation, they should contact her so she can put it on the Agenda as opposed to having it at Public Comment. Mr. Benedetto stated he feels the Church should have been advised that Mr. Gavin was going to make this presentation so that they could have been present if they wished.

Mr. Gavin stated the Church needs parking for their members and for their future expansion. He stated the Church believes they have an approved Plan to have an 800 seat Sanctuary, and after that they would go to satellite Churches. Ms. Tyler asked if they came to some kind of decision at the meeting. Mr. Gavin stated they talked about the three alternatives – one being the silt pile, the second being the Church's play field, and the third being the Edgewood School play field. Mr. Gavin stated he feels the Township property would be a contentious acquisition process, and there is no guarantee of a positive outcome. He stated it is also a very expensive solution as the Church would possibly pay \$700,000 for the land and the cost of construction which would not be an easy construction. He stated they would also have to cut a path through the woods approximately 300' long and about one third of an acre of trees would be taken down for the 40' wide path to allow cars to go in and out and for people to walk. Mr. Gavin showed a slide representing what the view would be with the number of trees he feels would need to be taken out. Mr. Gavin stated one of the Church representatives indicated that they would not have to remove the silt so that would not be a cost that would need to be considered.

Mr. Gavin stated the second alternative would be if they used the Church's present play field which would involve no acquisition costs although they would lose the playing field. Mr. Gavin stated they could begin the construction as soon as possible. Mr. Gavin stated it would be approximately 1,600 yards from the nearest point to the Chapel door. Mr. Benedetto asked if the Church representatives indicated that they would need Zoning relief for this alternative, and Mr. Gavin stated they would. Mr. Benedetto stated they could therefore not start immediately. Mr. Gavin stated they indicated they would need impervious surface relief.

Mr. Gavin showed a slide of a product called Grasscrete which he feels would comply with the Zoning Ordinance. Mr. Benedetto asked if there would be an issue with snow plowing, and Mr. Gavin stated there is. He added that he called the company and they described how you would have to plow over it. Mr. Gavin stated he feels this is a community-friendly solution, and this is what the Pastor had indicated he wanted when he was first before the Board.

Mr. Gavin stated the third alternative is going to the School Board seeking their approval, and they could either donate the property or do a ninety-nine year Lease on the property. He stated they would need a Zoning Variance for this solution. He stated if the School Board indicates they are in favor of this, but the Township says no, this would not work; so they would have to work in tandem. Ms. Tyler agreed that this solution would require cooperation.

Mr. Fritchey stated he feels this is an idea that seems constructive and is a possible solution. Ms. Reiss agreed adding that the School needs more parking as well. Mr. Fritchey asked what reaction he received from the Church, and Mr. Gavin stated it was a good reaction. Mr. Fritchey asked if there has been any discussion with the School District, and Mr. Gavin stated he would like to continue his presentation before answering that question.

Mr. Gavin showed a picture of the lot at the Edgewood School where the parking would be built. He stated this is approximately an acre and a quarter which is more than the Church needs to get the 120 parking spots. Mr. Gavin also showed a slide of the existing parking conditions at the Edgewood School which is a problem with the parking that is currently available with people parking on the streets.

Mr. Benedetto stated if Mr. Gavin and the Church feel this is a good solution, he feels this presentation should be made to the School Board. Mr. Gavin stated while he understands this, the Township also needs to approve it as well. Mr. Benedetto stated if the School Board says no, this solution cannot go forward. Mr. Gavin stated he feels this solution solves School safety issues, faculty parking, parental pick-up, and parking for special events at the School since currently there are cars all over the neighborhood at those times. Mr. Gavin stated he feels this is a community-friendly solution.

Mr. Gavin stated he was advised that Mr. Fedorchak and Ms. Tyler reached out to the School District, and Mr. Gavin stated he understands that this is going to be on the School Board's Agenda as New Business when they have their next meeting. Mr. Gavin stated the reason he prepared the slide presentation is because he feels he can "sell" this to the School Board. Ms. Tyler stated she would be willing to go to any meeting to help support this alternative idea to the extent that she can.

Mr. Tony Kehoe, 476 Liberty Drive, thanked Mr. Truelove for getting the files reviewed so that he could see what officially has been approved for the Bible Fellowship Church and what has not. Mr. Kehoe stated he believes that when the Pastor was at the Board of Supervisors meeting he made a comment that they had all the Approvals necessary to build the parking lot on their land but they preferred not to do that, and they were looking for a more aesthetically-pleasing option. Mr. Truelove stated his Associate reviewed whether or not they had all the Approvals, and he will look into this further.

Mr. Kehoe stated he feels Mr. Gavin is looking for a solution that is agreeable to everyone so he feels he should be given ten minutes to do that as it benefits the whole community and everyone gets to see the slides. Mr. Kehoe asked that the presentation become part of the Record either by putting it in a Word document or adding a link to Mr. Gavin's presentation.

Mr. Mike Brody, 509 Broadbent Court, stated he expects all five Supervisors to evaluate all the presentations, look at all the options, and vote on what is best for the Township.

Mr. Zachary Rubin, 1661 Covington Road, stated he feels Mr. Benedetto's remarks should not go unchallenged when he was comparing the Eminent Domain for the Patterson Farm with the Eminent Domain for the parcel they are discussing. He stated there is a big difference between a friendly condemnation and a hostile condemnation. He stated the owner of the lot under discussion went to Court to challenge the Township, and the Township had to come up with tens of thousands of dollars more. He stated in the Patterson condemnation, it was a friendly condemnation because the Township and the Patterson family agreed so it was not a hostile challenge. He stated taking out the five acre from Patterson Farm has been challenged by the neighbors, and this has been going on for years.

Mr. Rubin stated he will also continue to state that Mr. Benedetto should be recusing himself from any discussions of this project so as to avoid the appearance of a conflict of interest. He noted a situation where a former Supervisor recused himself from discussions about the Golf Course because he lived in the nearby neighborhood even though he did not golf and had no financial interest in it.

Mr. Mike Brody asked how many of the Supervisors own dogs who voted on the Dog Park and how many are Senior citizens who voted on the Senior Citizen/Community Center. He stated all the Supervisors live in the Township, and if they do anything in the Township they would have some degree of bias as do all those present in the audience.

Mr. Luke Butler, 2320 Weinmann Way, stated he would like to show a slide presentation and apologized for not asking it to be put on the Agenda. Ms. Tyler stated Public Comment is supposed to be for brief comments; and if there is something someone wishes to speak about that would take some time, she would put it on the Agenda so they can be provided adequate time.

Mr. Butler showed pictures of wildlife that he and his wife, who have expertise in wildlife, have documented to be on the site that the Township is considering selling to the Church. Ms. Reiss asked if any of the birds there are covered under the Federal Migratory Bird Act, and Mr. Butler stated all of them are covered under the Federal Migratory Bird Act. Ms. Reiss stated they could therefore not disturb their habitat; however, Mr. Butler stated they can.

Mr. Butler stated the reason this site has a lot of habitat complexity in a very small area is because the silt pile is an open, grassy area which certain species like, the area to the north is a wooded wetland which certain species like, and the area to the south is a dry forest which is where the connector would go. He stated the species they have seen are just in the land that the Church wants to purchase. Mr. Butler stated that Mr. Gavin had indicated there would need to be a 30' cut through, and Mr. Butler showed a slide of what this 30' would look like. He stated this is significant as it will create a gap in the forest and create a disconnect which certain species will not cross so it will have an impact on the wildlife. He showed a slide of some of the trees that would need to be cut down.

Mr. Butler stated there was discussion about the problem of hiding a parking lot on the south lawn, and it was asserted that there was not enough space between Oxford Valley Road and a proposed parking lot. Mr. Butler showed a slide that he feels shows that there is sufficient room to install trees between the street and where the lot would go at the open lawn. He stated he also feels installation of vegetation in this area will help slow down the traffic going to the Edgewood School.

Mr. Benedetto stated if the Church decided to build on that lot, they would be required to put in a certain buffer; but it would not be as large as the buffer would be if they were to use the area of the silt pile.

Mr. Benedetto asked Mr. Butler if he would be in favor of the Township removing the diseased and dead trees in the area under discussion, and Mr. Butler stated he could not support that without having more data from someone who has professional scientific expertise on what is best for the goal. Ms. Reiss stated she understands that some animals live in the dead wood. Mr. Benedetto stated it may be a safety issue if residents are going back into this area. Mr. Benedetto asked if the Township removes dead and diseased trees in the Five Mile Woods, and Mr. Fedorchak stated they do.

APPROVAL OF MINUTES

Ms. Reiss moved, Mr. Lewis seconded and it was unanimously carried to approve the Minutes of February 15, 2017 as written.

DISCUSSION AND MOTION ON TRAFFIC CALMING PROPOSALS FOR HILLWOOD TERRACE AND MAPLEVALE DEVELOPMENTS

Chief Coluzzi stated sometime last year residents from Hillwood, Maplevale, and Taylorsville Road brought to the Township's attention that a large amount of vehicles were cutting through their neighborhood and making U-Turns; and this was being done at a time when children were being picked up for School creating an unsafe condition. He stated as a result Police have been up in that area trying to mitigate that situation. Chief Coluzzi stated more recently the residents went to a Citizens Traffic Commission meeting when the Township traffic engineer, TPD, was present. He stated after the discussion of the problem, TPD came up with a temporary solution to put No Left Turn signage on both Maplevales and no U-Turns and No Right Turn onto Highland Drive. He stated they wanted to hear from the residents of that area on these recommendations, and on January 20th Township staff sent 223 letters to the residents in the area asking if they were or were not in favor of these proposed temporary measures. Chief Coluzzi stated they received responses from 89 people in favor of the signage, 41 people against, and 93 who did not respond to the survey.

Chief Coluzzi stated the original proposal was that the restriction would be between 7:00 a.m. and 9:00 a.m.; however, they have since evaluated this with the Police Officers who were there doing enforcement, and they believe that the restriction should only be from 7:30 a.m. 8:30 a.m. He stated the signage would be No Left Turns on both Maplevales, and once on Maplevale no U-Turns. It would also be No Right Turn onto Highland Drive, and once on Highland Drive, no U-Turns. Ms. Tyler stated she understands the no right hand turns and no left hand turns would be restricted to 7:30 a.m. to 8:30 a.m., but she asked about the No U-Turn signs; and Chief Coluzzi stated the no U-Turn signs would be 24/7.

Ms. Tyler asked if they reached the necessary threshold of residents in favor in order to proceed with the recommendations; and Chief Coluzzi stated PennDOT has a recommendation of 70% buy-in from the residents before you install any signage or traffic calming, and they are at approximately 68% of those who responded.

Mr. Benedetto stated he has witnessed this situation and has talked to the Citizens Traffic Commission, and this is a problem that has existed for quite some time, has gotten worse, and is a safety issue. He feels what has been proposed is a solution that would work.

Mr. Fritchey stated he feels in this situation everyone is going to be inconvenienced to some degree, and they are not going to get 100% of the people in favor of this. He stated he feels the proposed solution is a calibrated response that should alleviate most of the problems that people have been concerned with particularly the issues of children going to School in the morning and having to deal with the situation when the traffic volume seems to be the greatest. He stated he does not feel they can ignore the situation; and they should see how this works for a few months, and they can change it if it does not seem to be working.

Mr. Lewis stated he is in support of this and feels the process they went through was a good one in terms of recognizing the problem as a result of the residents coming to the Board, going to the Citizens Traffic Commission, and having it reviewed by TPD. He stated they also had Police there in February, and Chief Coluzzi stated seventeen days out of the month there were Enforcement Officers there with hundreds of tickets and warnings issued. Mr. Lewis stated he feels they all understand that there may be unintended consequences traffic-wise throughout other areas; and if it is found in a few months that there are problems, they can look at it again to try to make it right.

Ms. Reiss stated she has been in this area in the morning, and the amount of traffic has greatly increased. She stated she feels safety has to come before convenience particularly when there are children there in the morning. She stated this will not be a permanent fix; and once they get signals working, that may alleviate a lot of problems. She also stated she feels that once the Scudders Falls Bridge is in, it will alleviate all of the problems.

Mr. Benedetto moved and Ms. Reiss seconded to implement No Right Turn on Highland between the hours of 7:30 a.m. and 8:30 a.m., No Left Turn on both Maplevale entrances between the hours of 7:30 a.m. and 8:30 a.m., and No U-Turns 24/7 on both Highland and Maplevale as a traffic calming solution to the problems in the developments contingent upon submission and approval by PennDOT.

Mr. Harry Gamble, 16 Maplevale, stated he has lived there for thirty years. He stated his wife is a nursing supervisor at night and comes home when both entrances to Maplevale will be blocked so it will take her another thirty minutes in order to be able to turn around she would have to go back into Yardley. He stated he feels there should be a Residents Only sign. Ms. Tyler stated because

it is a public road, they cannot do that. Mr. Gamble stated they should just then have one of the entrances blocked, and he does not see why they need both entrances blocked since coming from I-95, you would not be able to get into Maplevale under this proposal. Mr. Benedetto stated there is a law of diminishing returns; and if they do not close both of them to left turns, they will skip the first and just go to the second.

Chief Coluzzi stated it is correct that his wife will have to go into Yardley, and then come back up and make the right-hand turn into Maplevale.

Mr. Albert Scerbo, 29 Concord Lane, stated he is not in favor of these measures, and they did not achieve the 70% of those who returned the cards; and if 220 were sent out, they have clearly not reached that threshold from a PennDOT perspective. Mr. Scerbo stated he feels the proposal is well intended but misguided as he does not feel it will improve the safety. He stated they have their own violators speeding through the neighborhood and rolling through stop signs who are the residents in the area. Mr. Scerbo stated they will be creating a great inconvenience for those who live there. He stated he appreciates the fact that they are looking to reduce the hours involved, but it is still an inconvenience. He stated many years ago they installed a No Left Turn sign from Dolington onto Hilltop; and that sign is still there, and is a great inconvenience to him every time he has to go the School and come back into the community where he lives. Mr. Scerbo stated he bought in the neighborhood knowing full well that it was an open neighborhood with entry and exit. He stated they are now proposing to restrict his entry into his neighborhood, and this was not what he bought into; and he feels his neighbors who bought here should have known this when they bought their properties in the neighborhood.

Mr. Scerbo stated he does not feel these restrictions are necessary unless the Chief is going to put an Officer at these locations constantly to enforce the signs as there will still be those who choose to ignore the signs and continue to make the U-Turns and make the illegal turns. He stated in the meantime, the residents who do not support this will be inconvenienced. Mr. Scerbo stated if they insist on doing this, they should include a limitation on how long the sign will be there such as three months. He stated the signs should then come down; and if they want to put them back up if necessary, they can discuss that.

Mr. Fritchey stated he agrees that it is going to be an inconvenience, but he feels it is a safety issue for the children in the area. Mr. Scerbo stated he does not feel it is any greater of a safety issue than are the residents in the neighborhood who are violating safe driving.

Mr. Benedetto read from the Pennsylvania Traffic Calming Handbook regarding the Traffic Calming Survey which indicates a non-response is considered as favorable so only 18% of the residents were against the proposal. Mr. Scerbo stated he feels if they are going to pass the Motion and puts these measures in place, for those who do not want this, the Board should put in a limitation as to how long the signs will be there. Mr. Benedetto stated there is a proposal by PennDOT to put lights in at the Interchange in approximately twelve months.

Chief Coluzzi stated on January 20 he was told by Traffic Planning and Design that they had contacted PennDOT; and that in the twelve-month period they expect signage to be installed at the Taylorsville Road Interchanges up to I-95, and they believe that will eliminate a majority of the cut-throughs.

Ms. Reiss stated she knows this is not a perfect solution, but this is a safety issue; and she sees the breakdown as people who have children are concerned during the morning hours when their children are waiting for the bus and people who do not have children now who do not want to be inconvenienced. She stated this will not be permanent, but it is a safety issue.

Mr. Lewis stated he appreciates their concerns and understands they will be inconvenienced; however, he does not know how much total time they will be inconvenienced on weekdays between 7:30 a.m. and 8:30 a.m. and how much of that will be offset with better traffic calming within the neighborhood. Mr. Lewis stated they will try this temporarily while they wait for the Joint Toll Bridge Commission to keep moving on the bridge. He stated he does agree they should limit this, and he suggested Mr. Gamble come back in three months and report on his experience. Mr. Gamble stated he would prefer that if they are going to pass this tonight, they do it with a specific time limitation as he does not want to have to come back and “beg” to take the sign down.

Ms. Tyler stated how the situation will hopefully remediate itself is dependent upon the work and the timing of the Scudders Falls Bridge. Mr. Benedetto stated he would agree to a time limitation to when the signage and lights at the Interchanges are installed. Mr. Fritchey stated he does not feel they should put a time limit on it at this time. He stated they are talking about five hours of an entire week when there will be restrictions in place; and while it will be an inconvenience for some people, he feels they should be in favor of the protection of children. He stated they will see how this works, and they may decide after even one month that this is not working. He stated he feels they should get a baseline of how it works before they make any arbitrary decisions projecting into the future.

Mr. Matt Bolger, 219 Taylorsville Road, stated he lives at the corner of Taylorsville and Prospect. He stated he was one of the respondents of the survey, and he is in favor of the signs. He stated there are at least three School buses within the window of time they are discussing that go through Maplevale, and everyday there are drivers making U-Turns through there; and there is the potential for accidents there every day. Mr. Bolger stated Prospect already has a number of signs; and if they put in the No Left Turn signs as proposed his shared driveway which looks like a street because of its width will be the next unintended consequence. Ms. Reiss asked if they could put up a Private Driveway sign. Mr. Bolger stated they have those signs now, and people often make wrong turns as they come off I-95. Ms. Tyler asked if the Traffic engineer addressed this, and Chief Coluzzi agreed to look into it.

Mr. Bolger stated he disagrees with the two previous residents who spoke. He also stated he spoke to the Officers who were giving out Citations, and the Police do have discretion on issuing tickets; and he feels they would be reasonable if someone were to show proof of residence that they were turning in to go to their own home. Ms. Tyler stated while they cannot guarantee that, she understands the comment.

Ms. Karen Parmelee, 9 Highland Drive, stated she does not have a child involved in this situation, but she agrees the situation is “horrendous.” She stated her concern is with the time limit ending at 8:30 a.m. as there are still children at the bus stop at 8:37 a.m. for a pick up. Ms. Tyler asked if the U-Turns are still occurring at 8:37 a.m., and Ms. Parmelee stated they are.

Ms. Tyler stated she feels they should change the time to 8:45 a.m. as opposed to 8:30 a.m. Mr. Benedetto agreed to Amend the Motion to change the time from 7:30 a.m. to 8:45 a.m.

Ms. Dawn Bock, 11 Plymouth Lane, stated she had a 50/50 response as she would be in favor of No U-Turns, but she feels they should permit right-hand turns to get into the neighborhood for those who live there. She thanked the Police for having an increased presence in their neighborhood. She stated cars are racing through her neighborhood. She asked if the residents could have a sticker on their car showing that they live there; however, Ms. Tyler stated these are public roadways, and they cannot do that.

Ms. Reiss stated at some point on Main Street/Taylorsville it is 25 miles per hour, but in Lower Makefield it is 35 miles per hour; and she asked Chief Coluzzi if it would help if they lowered the speed limit to 25 miles per hour. Chief Coluzzi stated he does not feel the speed limit has anything to do with this situation.

Mr. Dan Grenier, 3 Highland Drive, stated he lives across from the intersection of Highland and Upton; and he works from home so he sees this situation every day, and he takes numerous videos. Mr. Grenier stated he also runs in the neighborhood every morning; and he thanked the Police for their presence in the neighborhood, which is making it safer for him in the early morning.

Mr. Richard Adams, 221 Taylorsville Road, stated there are two School buses that come south on Taylorsville Road within that timeframe and turn left into Maplevale Drive south entrance. Ms. Tyler stated Chief Coluzzi will coordinate with the School District, and those routes will be looked at to conform with the potential change.

Mr. Adams stated on Taylorsville Road proper there are at least five children being picked up at their driveways, and they are still plagued with cars going past the buses when the lights are on the School bus and the doors are open. Mr. Adams stated he does not feel it makes sense to have the Police car on Taylorsville Road since people do not do this when the Police car is there, and he feels the Police car should be in Maplevale like they did twenty years ago so they can catch the people who are doing this. He stated they also need to put a stop to the aggressive driving.

Mr. Adams asked if the flashing speed signs record information; and Chief Coluzzi stated they do not, and they are just an informational sign showing the speed. Mr. Adams stated he believes these signs have been permanently installed in parts of New Jersey although he does not know if they record information to let the Police know when excessive speeds are being traveled. Chief Coluzzi stated there are devices that count traffic and speed of cars during certain times of the day. He stated when they have permanent flashing speed signs, people do become complacent; and in Lower Makefield, they move them around so that they are not in one spot all the time.

Mr. Adams stated he still has a problem with stop sign at the end of his shared private driveway. Chief Coluzzi stated this is the sign that comes out onto Taylorsville Road, and they did look at that. He stated they also coordinated with Traffic Planning & Design who indicated that is a vital sign; and if it were taken away, it would be a safety issue. Mr. Adams stated this is a private driveway, and there are only four residents who know that they need to stop; and if they do not stop, it would be their fault if they get hit. Chief Coluzzi stated if anything were to happen, it would be the Township that is liable. He stated they cannot remove that stop sign.

Mr. Adams asked if they could get a white lane painted to show that this is not a public road, and Chief Coluzzi stated they will speak to PennDOT to see if that can be done.

Ms. Carol Kinney, 16 Plymouth, thanked the Board for addressing this problem that has needed attention for quite some time. She stated she is totally in favor of the proposal, and she feels her inconvenience pales in comparison to other comments tonight; and she asked if they could consider whether they can make some provision for residents who have a true hardship. She stated she feels someone coming home after a night shift early in the morning it also a safety issue if they have to add more time to be able to get home. Ms. Tyler stated although they might want to do this, the law has to apply equally to all citizens.

Motion as amended carried unanimously.

Ms. Tyler stated Chief Coluzzi and the Traffic engineer will have to make an Application to PennDOT to approve this. Chief Coluzzi stated he estimates that this could take a month. Ms. Tyler stated once they receive PennDOT approval, they will post this on the Township Website and announce it at the Board meeting.

Mr. Truelove stated the Board met in Executive Session commencing at 7:00 p.m. and informational items were discussed.

APPROVAL OF STIPULATION TO SETTLE APPEAL OF NEWTOWN OFFICE DEVELOPMENT

Mr. Truelove stated this was filed approximately six years ago by the taxpayer when the Real Estate market was at its worst. He stated this is the complex at the corner of Route 332 and Stony Hill Road. Mr. Truelove stated all other Parties including the County and the Pennsbury School District, which are much larger tax entities, have agreed to the Stipulation. He stated he received information from Ms. Gladwell and Ms. Cecchine; and in terms of any refunds that the Township would have to pay back for overpayment of taxes over the five years, it would be \$6,732 under the worst case scenario. He stated if the Township were to contest this, he feels it would probably exceed that amount between appraisals and legal fees. Mr. Truelove stated they would not lose the opportunity if the occupancy increases to consider a Reverse Appeal at some point in the future.

Mr. Fritchey moved, Mr. Benedetto seconded and it was unanimously carried to approve the Stipulation.

QUIET ZONES UPDATE

Mr. Eisold stated he did receive notification this week that SEPTA has installed their power off lights, and they are operational. He stated at this point they are waiting for CSX to do the same. He stated he talked to CSX who acknowledged that they have received all the documents from the Township to get the process completed; and although they will still not give the Township an exact date, they indicated it will be within three months to get the lights up and operational. Mr. Fedorchak stated the Township also sent them a check with the set of documents.

SUPERVISORS REPORTS

Mr. Fritchey reported on a situation with the Stackhouse sewer pump station with the job probably being done in the first quarter of 2018. He stated Park & Rec will meet tomorrow which is not their usual night to meet.

Ms. Reiss stated Farmland Preservation met, and they are working on erosion control. She stated Special Events had their first meeting, and they discussed several programs they are going to be involved with including the Veterans Day Parade, Community Pride Day and a 5K and a 1K walk where they are going to offer the option that you can run or walk with your dog if you wish. She stated they want to plan a Ribbon-Cutting for the opening of the Community Center which will depend on the finish date. Ms. Reiss stated they have people on the Special Events Committee that are willing to work, and all those interested in serving are welcome. Ms. Reiss stated all groups interested in participating in Community Pride Day including Girl and Boy Scouts and other community groups are welcome, and they will have the opportunity to sell baskets or chances to raise money. Ms. Tyler asked how many attended the Special Events Committee meeting, and Ms. Reiss stated there were six. She stated Ms. Liney works with them as well. Ms. Tyler asked the date of their next meeting, and Ms. Reiss stated they hope to meet in April.

Mr. Lewis stated the Economic Development Commission met and reviewed the near-final version of the Township map that will be distributed at the Township Building and available for free. He stated the map is being printed by an outside third party and is being subsidized by advertisers. He stated it is a comprehensive street map of Lower Makefield Township. He asked everyone to support all the advertisers who subsidized this map so that it could be done at no taxpayer expense. Mr. Lewis stated the Zoning Hearing Board met last week and expressed excitement about the recent hire in the Zoning and Planning Department and enhancing the customer experience with the Zoning Hearing process.

Ms. Tyler asked Mr. Fedorchak to look at the Township map discussed by Mr. Lewis to review the language in the intro paragraph.

Mr. Benedetto stated the Citizens Traffic Commission met and discussed the Maplevale situation as well as the Oxford Valley intersection with Big Oak Road. He stated the Planning Commission discussed Grant money that may be available because of the gas tax increase to be used for traffic issues in the Township. Mr. Fedorchak stated he did have a discussion with Mr. Wursta from TPD who identified a number of projects that the Police Department and the Citizens Traffic Commission are looking at as well. Mr. Fedorchak stated he asked Mr. Wursta to pursue what he felt would make the most sense on behalf of the Township. Ms. Tyler asked that Mr. Wursta also let the Board know what is available so that they can prioritize this.

Mr. Benedetto stated he is aware that there is a Grant deadline in April, and the Township may be able to get money for the Arboretum. Mr. Eisold stated they had a discussion about the Memorial Park improvements; and they felt that as they develop the eastern side of the Park, the amenities could be put into a Grant. He stated they met with Mr. Fedorchak about this. Mr. Eisold stated Ms. Goldstein of his office has contacted the Grant Officer to discuss this, and they intend to submit it when it is due in mid-April. Mr. Fedorchak stated they intend to bring Ms. Goldstein in before the Board of Supervisors within the next month to lay out the details of the Plan; and if they have the Board's support, they will pass a Resolution allowing them to make Application.

Mr. Benedetto stated the Planning Commission is still reviewing the Comprehensive Plan and making some recommendations specific to the O/R District and looking for potential uses for the O/R District which would include some of the things they have discussed previously. He stated they are doing this in coordination with Mr. Majewski who has expertise in Zoning and Planning. Ms. Tyler stated if they do that she would like to see the comparison between what they are proposing compared to what the prior Planning Commission recommended. She stated she felt they were just sending that document to the Planning Commission for their education on what the Master Plan says although they would welcome their input. She stated the Planning Commission should just recommend proposed changes without altering the existing Plan. Mr. Benedetto stated if they were to make a change, it would require going back to the Bucks County Planning Commission. Mr. Benedetto stated the Planning Commission also discussed updating some of the specific data within the document particularly around available open space so that when it is adopted, it is timely data. He stated it was originally recommended for adoption in March, 2015.

Mr. Benedetto stated the Trenton-Mercer Airport Task Force met, and they had an in-depth discussion about noise abatement issues. He stated they will meet again on March 6 at the Township Building at 7:00.

Mr. Benedetto stated he was unable to attend the Electronic Media Advisory Board, and he asked Mr. Rubin for a brief update. Mr. Rubin stated the Website has not been launched yet, and it is a “disgrace” that it has been over a year and a quarter since the process was started; however, they have been assured that it will be done by the end of the month. He stated the project was to make it responsive for mobile devices. Ms. Tyler stated she does not feel this can go live until the Board approves it. Mr. Rubin stated EMAC will bring it to the Board for approval before it is launched. Mr. Rubin stated the Verizon Franchise Agreement should have been done by November 17, 2016, and he has been in contact with Verizon who indicated that they need another three months. He stated there is a problem with Verizon as there was an individual in the Township who wanted to get FIOS service/high speed Internet, and Verizon will not give that resident the service on the grounds that their home is over 200’ from the feeder lines. He stated Verizon is claiming that under the Franchise Agreement, any resident who lives over 200’ at their own expense has to hook up to purchase Verizon service “which makes no sense.” Mr. Rubin urged Mr. Fedorchak to contact the people who are now negotiating a new Franchise Agreement to extend that 200’. Mr. Rubin stated he also urges Mr. Fedorchak to advise the people who are negotiating the Bucks County Consortium that ten years ago, they got a Grant to purchase some of the equipment that was just replaced; and they would like to see that in the new Franchise Agreement. Mr. Fedorchak stated they are going to extend that to the School District as well since he was approached by Pennsbury who is looking for a similar Grant to upgrade their production facilities, and he will make this recommendation to the Committee. Mr. Rubin stated 5% of all the bills are for the Franchise Fee that goes to the Township, and Mr. Fedorchak stated it is about \$780,000.

APPROVAL OF RESOLUTION NO. 2335 AUTHORIZING CONSOLIDATION OF TWO PARCELS FOR PROPOSED DOG PARK

Mr. Truelove stated Ms. Kirk has been working with Ms. Liney with regard to the Dog Park issue as well as the residents of the adjacent complex and their Counsel. Mr. Truelove stated it would ease the process to obtain the Grant if the two parcels were consolidated into one Tax Map Parcel. He stated Ms. Kirk has prepared a Resolution to consolidate the two parcels into one; and once that is approved tonight, Ms. Kirk will Record the Deed of Consolidation, and they will then proceed with the Grant Application submission.

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Mr. Fritchey moved and Mr. Benedetto seconded to approve Resolution #2335.

Mr. Rubin stated he is the Vice President of the Makefield Glen Homeowners Association, and they ceded 3.1 acres to the Township through a friendly condemnation.

Motion carried unanimously.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Benedetto moved, Ms. Reiss seconded and it was unanimously carried to appoint Ross Bruch to the Farmland Preservation Corporation.

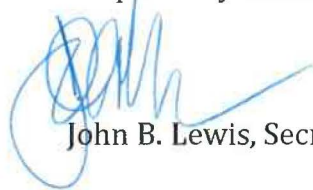
Mr. Fritchey moved, Mr. Benedetto seconded and it was unanimously carried to appoint Pamela Lee to the Zoning Hearing Board as a full member.

OTHER BUSINESS

Mr. Fedorchak introduced Mr. Greg Hucklebridge, the new Director of Public Works. Ms. Tyler welcomed Mr. Hucklebridge and noted he is inheriting a skilled and seasoned Public Works Department.

There being no further business, Mr. Benedetto moved, Mr. Fritchey seconded and it was unanimously carried to adjourn the meeting at 9:35 p.m.

Respectfully Submitted,



John B. Lewis, Secretary