

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
MINUTES – NOVEMBER 2, 2011

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on November 2, 2011. Chairman Caiola called the meeting to order at 7:35 p.m. Mr. Smith called the roll.

Those present:

Board of Supervisors:           Greg Caiola, Chairman  
  Pete Stainthorpe, Vice Chairman  
  Ron Smith, Secretary  
  Dan McLaughlin, Treasurer  
  Matt Maloney, Supervisor

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

PUBLIC COMMENT

Ms. Virginia Torbert, Citizens Traffic Commission, thanked everyone who participated in the Save-A-Life Tour event which was held on Saturday. She stated approximately one hundred and fifty people were present despite the weather conditions.

Mr. Arthur Cohn, 7906 Spruce Mill Drive, reminded everyone that next Tuesday is Election Day and the polls will be open from 7:00 a.m. to 8:00 p.m.

APPROVAL OF MINUTES

Mr. Smith moved, Mr. Stainthorpe seconded and it was unanimously carried to approve the Minutes of October 11, 2011 as written.

STATE FIRE COMMISSIONER'S VOLUNTEER FIRE SERVICE CERTIFICATION  
AND TOP TEN RESPONDER ACKNOWLEDGEMENT – YARDLEY MAKEFIELD  
FIRE COMPANY

Mr. Glen Chamberlain, Mr. Tim Chamberlain, and Mr. Larry Newman were present along with a number of other Fire Company members.

Mr. Caiola stated he and Mr. Stainthorpe had attended a Fire Company dinner in March and discussed how much the volunteer Fire Company does for the Township; and they felt it was appropriate to have representatives from the Fire Company attend the meeting this evening.

Mr. Tim Chamberlain stated for the past six years, the Company has continued to grow in training, and many of their members are Nationally certified in different areas of fire service. He stated the State of Pennsylvania has a Certification for Fire Service Companies with the purpose being to identify and recognize emergency service personnel whose accomplishments in training and education meets or exceeds Nationally-recognized standards. He stated currently there are six Fire Companies in Bucks County that have Certified to a certain level; with four of the six Fire Companies being volunteer companies. He stated currently the Yardley Makefield Fire Company is at 50% of their membership being Nationally-certified in different areas. Mr. Chamberlain stated in Pennsylvania there are 243 Fire Companies out of 3,000 that have been Certified to a certain level, and it is a great accomplishment for the Yardley Makefield Fire Company members to have done this and continue their training to stay Certified.

Mr. Glen Chamberlain thanked the Township for their support throughout the years as without everyone working together, they would not be as successful as they are. He added that Tim Chamberlain is the Assistant Chief and Training Officer and puts in a lot of hours keeping the members well trained. Mr. Chamberlain stated he is very proud of the Officers and Firefighters who keep their standards up which benefits the community.

Mr. Caiola showed the Plaque being presented to the Fire Company this evening recognizing Yardley Makefield Fire Company as a participating department of the Pennsylvania Fire Service Certification Program by certifying 50% of its members to the National, profession qualification standards. The Fire Company members were thanked for the work they do.

Mr. Stainthorpe noted the significant number of calls each year the members respond to at all hours of the day and night, putting their lives on the line. He stated Lower Makefield is most fortunate to have a Fire Company of this quality especially since it is all volunteers. He stated if the Township had to have a paid Fire Department, it would be equivalent to what the Police Department costs. He stated the Township tries to do its part by making sure that they have the equipment that they need with the Township paying for some of the equipment and the Fire Company paying for some of the equipment. He stated the Fire Company is excellent at maintaining the equipment, and they are astounded at what they are able to sell the old equipment for when they are ready to replace it.

Mr. Stainthorpe stated last year the Fire Company responded to 627 calls with the top responders as follows:

Glen Chamberlain	– 606
Colby Fisher	- 562
Larry Newman	- 486
Ryan Straub	- 469
Barry DiNola	- 422
Bob Hairhoger	- 406
Tim Chamberlain	- 393
Ryan Matheson	- 392
Bubba Scholsser	- 362
Bob Habgood	- 352
Vince Habgood	- 330

Mr. Stainthorpe stated the Board and everyone in the community appreciates their service.

Mr. Glen Chamberlain introduced Mr. Jeff Goldberg, the Deputy Fire Marshall and Fire Department photographer who puts many hours in trying to promote the Fire Department and also helps the Police Department in their activities. He stated he also does a lot of the fire investigation work and handles the Fire Company Website.

#### APPROVAL OF RESOLUTION NO. 2235 AUTHORIZING APPLICATION FOR A GRANT THROUGH THE BUCKS COUNTY MUNICIPAL OPEN SPACE PROGRAM

Mr. Fedorchak stated in November, 2007 the County voters approved through Referendum spending \$87 million on open space purchases in Bucks County; and of that Lower Makefield Township's share was approximately \$824,000. He stated the Township has an opportunity to purchase a tract of land in the West Ferry area owned by the Ragen family, and to use a portion of the Township's share of the \$824,000 toward the purchase of this tract. He recommended that the Board allow the staff to make application to the County Open Space Board. He stated they have a meeting in early December, so the Board of Supervisors needs to approve the Resolution by the end of this week. The Application will indicate this exact parcel.

Mr. McLaughlin asked for a description of the property. Mr. Majewski stated it is a tract of approximately seven acres. The property is heavily wooded with a mature stand of trees. Mr. Fedorchak stated the property has the ability to be developed into at least three Residential lots. Mr. McLaughlin asked if the Township would be able to install paths or picnic tables, and Mr. Fedorchak stated they would.



Mr. Maloney stated the EAC did recommend this as one of the smaller green spaces that would be suitable for purchase as open space by the Township. He stated this is a mature neighborhood, and this could be a pocket park available to the residents of that area.

Mr. Maloney moved and Mr. Stainthorpe seconded to approve Resolution No. 2235.

Ms. Helen Bosley, 546 Palmer Farm Drive, asked the location of the property, and it was noted it is on Ferry Road adjacent to the Mormon Church. She asked the name of the current owner, and Mr. Stainthorpe stated it is a family named Ragen. Ms. Bosley asked why they are considering this tract as opposed to some other tract, and asked about the price. Mr. Stainthorpe stated the Township is required to get an appraisal. He stated the family came to a Supervisors meeting and indicated they were interested in selling the property to the Township for open space. He added that the Environmental Advisory Council did a study of possible open space purchases two years ago, and this was one that was rated high on their list. Mr. Stainthorpe stated if they are able to get the property at the right price using mostly County money as opposed to raising taxes or borrowing money, he feels this would be a good opportunity. Ms. Bosley stated her only issue is in terms of its location as it at the end of the Township and not really accessible or part of what she feels people would consider to be open space. Mr. Stainthorpe stated the main beneficiaries would be the people in the surrounding neighborhood. He stated there are a number of lots throughout the Arborlea area that have not been developed, and most of them are undevelopable because of wetlands or woodlands issues; and he would not be interested in buying any of those lots; however, this property is a developable piece of property on which three to four houses could be built. He stated this evening they are only authorizing the Application to the County for their consideration in the event the Township wants to move forward.

Mr. Maloney stated from a planning perspective there is a second dimension than just having big open parks in the center of town. He stated this is a different paradigm of having smaller, green spaces that are specifically local to those communities as opposed to big areas where everyone is supposed to congregate.

Motion carried unanimously.

Mr. Truelove stated the Board met in Executive Session commencing at 7:00 p.m. and matters of real estate and personnel were discussed.

## SUPERVISORS REPORTS

Mr. Caiola stated the Bucks County Performing Arts Center had a successful fundraising event last month, and he thanked the Supervisors and all those who attended. He stated the Performing Arts Center and the Artists of Yardley are considering doing some things in partnership in the coming year. Mr. Caiola advised the Citizens Traffic Commission that there is an individual who has a traffic concern about Scammel's Drive they should address.

Mr. McLaughlin stated the Veterans Day Parade will be held on November 13 beginning at 1:00 p.m. finishing up at the future Veteran's Park; and Mr. Caiola will be the emcee.

Mr. Maloney congratulated Mr. Caiola on being elected PAA's new Commissioner.

## OTHER BUSINESS

Mr. McLaughlin asked for an update on the Community Center Search Committee and the status of the sale of the Satterthwaite House.

Mr. Fedorchak stated the Community/Senior Center Site Selection Committee met last Tuesday and had a bus tour going to several sites which they believe would be suitable for a Center. He stated they will meet again on November 14 at 6:00 p.m. and will review each of the sites and develop a short list for the Board of Supervisors. He stated the Board of Supervisors had indicated they wanted a report by the end of the year.

Mr. Smith stated he understands nothing has been finalized by the Committee nor has anything been presented to the Board of Supervisors, and Mr. Fedorchak agreed. Mr. Fedorchak stated the Committee wants to do a thorough job and think outside the box which he feels will be reflected in their final presentation of the short list.

## SATTERTHWAITE HOUSE DISCUSSION AND AUTHORIZE EXECUTION OF FAÇADE EASEMENT

Mr. Truelove stated there were some challenges with the filing, and the Board of Assessments did not accept the Plans; but there are now Plans ready to be signed and filed. He also asked that the Board authorize execution of the Façade Easement. He stated these two items are necessary for the advertisement to go out. He stated they anticipate that they will authorize advertisement for sale at the November 16 meeting and to open bids as early as the December 7 Board of Supervisors meeting.

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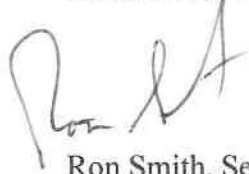
Mr. Maloney moved, Mr. Stainthorpe seconded and it was unanimously carried to authorize execution of the Façade Easements.

#### LEAF PICK UP ANNOUNCEMENT

Mr. Fedorchak announced that the leaf pick up will begin the week of November 7. He asked that residents refer to the Township's Website where the pick-up schedule is listed. He stated they plan to have two pick ups this year.

There being no further business, Mr. Maloney moved, Mr. McLaughlin seconded and it was unanimously carried to adjourn the meeting at 8:05 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Ron Smith", written over a faint, illegible typed name.

Ron Smith, Secretary