

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – JUNE 5, 2024

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on June 5, 2024. Mr. Lewis called the meeting to order at 7:45 p.m. and called the Roll.

Those present:

Board of Supervisors: John B. Lewis, Chair
 Daniel Grenier, Vice Chair
 Suzanne Blundi, Secretary
 Matt Ross, Treasurer

Others: David W. Kratzer, Jr., Township Manager
 Maureen Burke-Carlton, Township Solicitor
 Isaac Kessler, Engineer
 Kenneth Coluzzi, Chief of Police

Absent: James McCartney, Supervisor

COMMUNITY ANNOUNCEMENTS

Mr. Lewis stated to register for the Pool at LMT please visit www.lmt.org.

Mr. Lewis stated if you have some free time on the weekends and would like to volunteer your time, you can join the Friends of the Five Mile Woods Clean-Up days. They are held the second Saturday of the month at Five Mile Woods starting at 8:30 a.m. Please come in comfortable clothes that you do not mind getting dirty and bring along your work gloves and water to stay hydrated. Projects for the day will include litter clean-up, trail lining, and pruning, as well as boardwalk repairs. If you have any questions, e-mail Monica Tierney at monicat@lmt.org.

Mr. Lewis stated the Board of Supervisors recognizes and proclaims the month of June as Pride Month in Lower Makefield Township and encourages the community to recognize and celebrate the contributions of the LGBTQ+ community to Lower Makefield Township. Mr. Lewis stated it is the 55th Anniversary of the Stonewall Uprising, and it is important to remember how far we have come and that more can be done.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. Zachary Rubin, 1661 Covington Road, stated he previously brought up an issue in the Edgewood Historical District where an insurance agency was flying flags which he felt was a violation of the District restrictions. He stated those flags have since been taken down, and he thanked the Township for taking care of that.

Mr. Rubin noted a parcel of land in the Township which had the remnants/ foundation of an octagonal school house where Oxford Valley Road meets Big Oak Road near what was known as the Matrix property. The parcel is privately owned and is currently up for sale. He asked what the Township is doing to try to preserve this property and possibly reconfigure the school. Mr. Lewis stated the Historical Commission reviewed this previously, and the challenge is that it is privately owned, and the price being asked is significantly above market value. Mr. Rubin asked if the owners might donate the property to the Township. Ms. Blundi stated the Historical Commission has had a number of discussions about this, and were unable to get the owners to cooperate in a way that made sense. Mr. Rubin asked that the Township continue to pursue this as it is an important part of our history.

CONSENT AGENDA ITEMS

Ms. Blundi moved, Mr. Ross seconded and it was unanimously carried to approve the following Consent Agenda items:

- Approval of the Minutes for the May 15, 2024 Meeting
- Approval of Warrant List dated June 5, 2024 (as attached to the Minutes)
- Approval of the April, 2024 Treasurer's Report
- Approval of the April, 2024 Interfund Transfers (as attached to the Minutes)
- Approve Payment Application #1 for Pool Painting Conditionally upon the receipt of required documentation
- Accept the resignation of Joanne Guiniven from the Lower Makefield Township Trenton Mercer Airport Review Panel

ENGINEERS

General Project Updates

Mr. Kessler stated the Township's MS4 Annual Report period ends in June, and the outfall inspections that would be included in that Report are in progress. He stated the Pollution Reduction Plan is also part of the MS4 Program and most of the Grant opportunities relate to that. He stated they met with Township staff, including the Finance staff, on May 20 to consider how to accomplish the goals that are part of the Plan that was approved by the DEP in 2022 and goes to 2027.

Mr. Kessler stated with regard to the Highland Drive Drainage Project, they received the Permit Fees for the GP5s. He stated that is the part of the Permit package that presents to the DEP relocation of underground utilities which is the water line of PA American Water PECO Gas. He stated those were packaged up with the Township Permits that went in on May 30 for the replacement of the culvert and also additional streambank work around Highland and downstream toward Taylorsville. Mr. Kessler stated given the pre-Application meetings which were held with DEP, he is hopeful that there will be the minimum turn-around time which is typically forty-five days, so they hope to receive any comments by July 13. Mr. Kessler stated the Plans also go to the Bucks County Conservation District, and they will be submitted this week; and their turn-around time is usually less than the DEP review.

Mr. Kessler stated while they are waiting for feedback from the Agencies, they will look to provide the latest plans to the neighbors; and after hearing feedback from the neighbors, they may incorporate some of that as well as the DEP comments with the final Bid package plan. He stated they hope to have the Bid out this summer.

Mr. Kessler stated with regard to the Road Program, they are looking to have the Notice to Proceed date as June 17 which is the Monday following the end of the School year. He stated there is ramp work associated with that project, and they did not want to disturb any of the bus stops while School was in session. Updates will be provided as to the sequence of road work.

Mr. Kessler stated with regard to the Woodside Road Bike Path Project, PECO has completed the tree trimming which goes along with moving the electric line. The other utilities that were on the old poles will move to the new poles and

that includes Verizon, Comcast, and one other telecom company. Once all the equipment is moved to the new poles, PECO will take the old poles out of the ground. Mr. Kessler stated they continue to push the other utilities to move their equipment. He stated they met with the contractor for the project, and they are ready to re-mobilize to address the sections that need to be completed on the trail within a two-week timeframe once the old poles are removed.

Mr. Kessler stated one of the Grants to be considered this evening is a DCED Greenways opportunity which could assist with some of the final elements that were not in the original Contract when it went out for Bid and was constructed up to this point.

Mr. Kessler stated the wetlands and gravel bar maps and reports were provided to the Township on May 21. These are the areas to each side of Taylorsville Road, and DEP was looking for a base line identification of all those features in those areas. Originally it was felt that if Permitting would be pursued immediately, that information would be part of that; however, that was not pursued, and it was more clearing and improving the areas by the Public Works Department. He stated if in the future, it is identified that there is Permitting work we want to do, these maps and the existing lay-out of the wetland limits and gravel bars would be part of what would have to be submitted.

Mr. Kessler stated initial review letters for the Fieldstone/Harris Development were issued in May; and once there is a re-submission, they will be reviewed again. He stated the initial review for the Wright Subdivision was issued the end of April, and there will be a re-submission to address the comments.

Mr. Kessler stated there was a walk-through for tree assessment at Regency at Yardley on May 30 and May 31 to identify trees that the developer will replace as part of the punch list, and that list will be provided to the developer.

Mr. Kessler stated with regard to the MTF Trail Grant for Woodside Road, the agency acknowledged yesterday that the reimbursement check was cut for the Township in the amount of \$317,700. The remaining Grant amount will be requested for reimbursement once the project is completed.

Mr. Lewis asked if there will be a comprehensive, revised Project Plan for all the work being done in the Maplevale area. He stated the Plan needs to be updated because we have hit milestones, and we need to make sure that we have covered everything. Mr. Kessler stated they wanted to update that after the Permitting went in, and they will have that updated before the next meeting.

Mr. Grenier asked if the Township covered all of the Permit Fees for the Highland Drive Drainage Project or did the individual utilities cover the Fees that go along with their utility. Mr. Kessler stated the Township is waived for the Fees for the work that the Township has in the package. He stated there is a \$250 Fee for each of the utilities for the GP5s, and PA American Water provided that check; however, PECO Gas indicated that they do the work of moving the gas line, but the Township pays the Fee of \$250. Some Board members expressed their disappointment with PECO Gas not paying that Fee. Mr. Kratzer stated he could follow up on this to see if anything can be done.

Mr. Grenier stated with regard to the wetlands delineation/gravel bars in the area of Taylorsville, there was previous discussion about removing the gravel bars to provide some more volume which would require a GP3 and the delineation would be a part of the GP3 Application package to the DEP. He stated he understands that a decision was made to not follow through with that, and he asked when and why that happened. Mr. Kessler stated it was after they had the pre-Application meetings with DEP and discussion with staff; and it was identified that if there was a clear removal of all the gravel bar locations in that stretch, it could have a counter-effect of what we are trying to accomplish there and it would result in additional velocity coming through. He stated it was agreed that removing all of the gravel bar locations was not the best approach and the clearing and debris removal was felt to be more effective at this time.

Mr. Kratzer stated it should be understood that there was not a significant buildup of sediment and gravel in those locations. Mr. Kessler agreed that it was minor and it was not felt that clearing it all out would have a cost/benefit at this time. Mr. Grenier stated he understands that the rate could have been greater which could have a negative effect on the area.

Mr. Fuller stated LandStudies indicated that when they walked the area, they did not see anything significant at this time. He stated Mr. Kessler's team mapped everything, and there were very insignificant gravel bars, adding that DEP does not even allow you to touch anything under 6" normal stream flow. Mr. Fuller stated the base line mapping that was done is a planning tool that the Township now has.

Mr. Grenier asked for an update on the plan for the sidewalk on Taylorsville. Mr. Kessler stated there are some opportunities for that stretch which is a PennDOT roadway. He stated a Grant opportunity from the DCED MTF was identified in the Engineer's Report with a zero match from the Township due the end of July which could be considered for this project and includes sidewalks, connectivity, and improvements with regard to stormwater. Mr. Grenier asked if there is a list of items that need to be done in order to meet the Grant deadline. Mr. Kessler stated they would first have to do the survey work and then the preliminary design lay-out. He stated they did a walk-through to identify the items that would be part of this project; and after the survey, they can fine-tune that. He stated they will meet with the Township again in the next few weeks. Mr. Grenier stated it may take time to procure a survey, and a fair amount of work was done within the Borough doing something similar adding that he believes RVE did some of that work as well so we may be able to piggy-back on that work. He asked if we could take advantage of LIDAR. Mr. Kessler stated while that would be helpful, a large component of the project would be right-of-way metes and bounds, and LIDAR does not get that confirmed.

Mr. Grenier stated a Federal Grant Application was filed on our behalf through the Congressman's Office, and he asked Mr. Kratzer for an update. Mr. Kratzer stated this was the Community Projects Funding, and the materials have been submitted for this \$8 million request. There has been follow-up by FEMA and House Appropriation Committee staff going through the basic scope of the project, and their response seemed favorable. Mr. Kratzer stated we continue to work cooperatively with the Congressman's staff, and the Congressman continues to support this to try to push this forward. He stated the residents of Maplevale were very helpful as well with letters of support. He stated our State Senator and our House member were supportive as well. Mr. Grenier asked if there is a deadline when we will know the result, and Mr. Kratzer stated it relates to the passage of a Federal Budget.

Mr. Fuller stated LandStudies completed their Phase 1 project which involved the parcels north and south of Maplevale. He stated the next step they would recommend looking at is upstream of Lower Hilltop and the basin. He stated they will come up with a Plan to do an "H and H" for that basin at Makefield Chase and see if we can relocate the stream into the basin and utilize the basin to hold the stream back a little and provide more capacity of the stream flow for storm surges that occur. Some of that would include some stream-bank reconstruction along the two homes just upstream of Lower Hilltop. The intention was to eliminate "the 90" and put the stream into the basin

and make a wetland situation for capacity storage and slowly discharge the stream out between the properties at Lower Hilltop. He added we do not have any of the capacity calculations for that basin so LandStudies will have to see what is possible to do there.

Acceptance of the Engineering Services Proposal from RVE for the Highland Drive Drainage Improvement Project at a Not-To-Exceed Amount of \$177,975

Mr. Kessler stated this proposal is mapped out by phases of the scope for the project. He stated the Board asked that this project be moved ahead some months ago. He stated at that time, the parts that were “up in the air,” were coordination of all the Permitting that was just submitted and meeting with the public to get feedback on the design. He stated the proposal being considered tonight has all of the work completed to date as well as an outline of what is left. He stated with regard to the Permitting phase, (Phase 3) they will need to consider any comments received back so that they can finalize for Bidding. He stated Phase 4 is Bidding, and Phase 5 is Construction Management and Inspection. He stated to date, of the total not-to-exceed amount, \$129,694 has been completed; and the remaining scope is \$48,011. He stated the proposal outlines each of the tasks, and the full proposal is before the Board tonight.

Mr. Grenier moved and Mr. Ross seconded to accept the Engineering Services Proposal from RVE for the Highland Drive Drainage Improvement Project at a not-to-exceed amount of \$177,975.

Mr. Grenier stated the proposal is a combination of already-completed work plus new work which is “different,” and he asked how we got to this point. Mr. Kratzer stated some of this was at the direction provided to RVE by the Board of Supervisors in terms of prioritizing this project; and the work that has been done to date has been done in order to prepare us to make the submissions that Mr. Kessler discussed. Mr. Kratzer stated based on their understanding and interface with the utilities and the agencies, they are outlining what is the necessary work to complete the remainder of the project; and Mr. Kessler agreed.

Mr. Grenier asked if there is a need to put those items in a proposal if they have already been completed. Mr. Kessler stated for all of the Capital Projects that they do for the Township, they try to make sure that they have the full proposal for the non-to-exceed amount. He stated they want

to have the full project from beginning to end listed out and described for the Board, the staff, and for planning purposes. Mr. Grenier stated he wants to make sure we know what has been done to date versus what is still to come so that it can be tracked.

Mr. Grenier asked, given the not-to-exceed amount, what recourse does the Township have if DEP or the Conservation District provide a lot of comments, and there is a need for a new design. He stated he feels “assumptions are sometimes lacking in these proposals that do not protect the Township.”

Mr. Kessler stated the reason they have the pre-Application meetings, which they did on this project, is to try to not have any “surprises” when the Permits go to these agencies that provide comments and ultimately approval for the work to be done. He stated they are confident that they addressed a lot of issues that they highlighted during the pre-Application meetings. He stated it is possible that they could change reviewers who could provide new comments; and if that were to occur, they would communicate that to the Township about a re-submission beyond the two submissions that they normally account for in their proposals.

Motion carried with Ms. Blundi opposed.

Approve Resolution #24-13 DCED Greenways Grant Application for Woodside Road Bike Path Repaving

Mr. Kessler stated we had submitted a DVRPC Trails Grant for the Taylorsville/ Woodside trail crossing on May 3 requesting \$200,000 to assist with the cost to connect the trail from Woodside to the Joint Toll Bridge Commission Trail on the other side of the intersection. He stated the DCED Greenways Grant focuses on the items that remain to complete the Woodside Road Trail coming down Woodside to the intersection. He stated coming out of COVID when the Township was looking to get the project constructed, coordination with the utilities was extremely challenging; and while the poles are currently being moved, the direction at that time was not to wait for the utilities, and that the trail should be put in around the poles. He stated therefore there are portions of the trail that need to be straightened out, and there is a cost associated with that.

Mr. Kessler stated with regard to the long stretch coming down the hill as you go toward Taylorsville, there was direction not to do any right-of-way taking in that area; and that limited the trail to be in closer proximity with the edge of curb/roadway. There were meetings held about that, and there was a

desire to put in some fencing where the buffer is less than the recommended amount by some of the roadside trail agencies, and that fence has costs related to it as well.

Mr. Kessler stated with regard to the PECO work, the tree trimming is not a cost that PECO covers. He stated they move the poles and wires and take away the old poles, but they do not cover the cost of the tree trimming; and that is something we were looking to get funding assistance with as opposed to the cost being solely on the Township.

Mr. Kessler stated they are also looking to re-arm the slope along the one basin to make sure that there are not erosion issues with the way that the trail was constructed. He stated they were waiting for the poles to be removed before that would be done.

Mr. Kessler stated they are requesting Grant funding for the complete estimate for these items, and there is a 15% Township match.

Mr. Grenier moved and Mr. Ross seconded to approve Resolution #24-13 DCED Greenways Grant Application for Woodside Road Bike Path Repaving.

Ms. Blundi stated there is a pole to be removed and a pole that has been placed which are tethered together unlike any of the other poles, and she feels that suggests that one is holding the other up; and she asked if there are any concerns about that. Mr. Kessler noted this is the one on the embankment, and this is part of the process that PECO was doing. He stated the old one will be removed, and they have not identified any additional supports that will be needed for the new pole. He stated he will follow-up on that. Ms. Blundi stated all of the other poles are free-standing.

Mr. Grenier stated there are piles of dirt around some of the poles, and Mr. Kessler stated that will all be fixed.

Motion carried with Ms. Blundi abstained.

Approve Resolution #24-14 DCED Flood Mitigation Grant Application for Basin Retrofit Projects in Rock Run Watershed (Marble Court & Pondview Court) (Pollution Reduction Plan Project)

Mr. Kessler stated the requested amount is \$425,000, and there is a 15% match.

Mr. Kessler stated if a Grant is not secured for this project, the alternative would be to Budget for it at some point within the PRP up to 2027. He stated this project and some others were identified working with the staff as ones that had a good opportunity for Grant funding.

Mr. Grenier moved and Mr. Ross seconded to approve Resolution #24-14 DCED Flood Mitigation Grant Application for Basin Retrofit Projects in Rock Run Watershed. Motion carried with Ms. Blundi opposed.

Approve Resolution #24-15 DCED Watershed Restoration & Protection Grant Application for Basin Retrofit Projects in Martins Creek Watershed (Elbow Lane & Stony Hill Road)(Pollution Reduction Plan Project)

Mr. Grenier moved, and Mr. Ross seconded to approve Resolution #24-15 DCED Watershed Restoration and Protection Grant Application for Basin Retrofit Projects in Martins Creek Watershed (Elbow Lane & Stony Hill Road) (Pollution Reduction Plan Project)

Motion carried with Ms. Blundi opposed.

FINANCE

Presentation on the Funding of Future Capital Projects

Mr. Luber stated they have done a Five-Year Capital Plan, and they will also do a Capital Budget this year which includes a Five-Year Outlook. He stated he has worked with Ms. Tierney, Mr. Kessler, and Mr. Fuller to come up with a partial list which will be refined in September and presented to the Board to provide their priorities during the Budget season.

Mr. Luber stated in 2024 we are paying \$1.4 million in Debt Service. He stated some Bond Issues will be paid off over the next few years, and that will drop down to \$682,000; and the \$750,000 will allow us to borrow additional money without having to raise Real Estate Taxes for Debt Service. He stated that would allow the Township to do some additional projects if the Board decides to do so. He stated there are four Issues currently outstanding, and the Township is not over-burdened with debt.

Mr. Luber stated there is a need for Capital improvements since we have some older facilities including the Township Building, park facilities, the Pool, Golf Course, and the Public Works building. He stated the Township also owns some vacant parcels of land which the Board may want to consider developing such as Snipes, the Five Mile Woods, and Patterson Farm. He stated there are also stormwater issues and mandates. There are also public safety issues Police and Fire may have. He stated there are also circulation issues which includes roads, parking lots, bike paths, etc. and ADA-compliance.

Mr. Luber stated interest rates are fairly high at this time, and he would not recommend borrowing money in 2025; and if we can, to push that off to 2026. He stated for 2025, the Pool would contribute to the Pool Capital Reserve to pay for their projects as would the Golf Course for their projects. He added that there is some carry-over money from projects not completed and a little bit of ARPA which will be rolled over. He stated there is also some money from the Capital Reserve Fund and the 2016 Bond Proceeds Fund. He stated not all the projects get done; and he noted specifically Patterson Farm where \$700,000 was Budgeted, but nothing has been spent to date. He stated the Committee is now actively involved, and we expect to get some work done this year, although he does not believe it will be near the \$700,000 so some of that will be rolled over.

Mr. Luber stated the Sewer Trust Fund has about \$23 million and earned close to \$800,000 this month, although it lost the equivalent of that last month. He stated he would recommend preserving a minimum of \$20 million of the money in the Sewer Trust Fund. He stated he would recommend using the proceeds to help balance the General Fund as it would be a steady source of Revenue for the General Fund since 5% of \$20 million would be \$1 million. He added that last year we were short \$1.7 to \$2 million, and there were transfers from other funds to make the Budget; however, that is not a sustainable practice. He stated there is a need for a steady source of income, and when they present the Budget in the fall, there are some recommendations for Revenue streams and expense cuts although that will still not balance the Budget. He stated that is why he is recommending that there be a steady source of Revenue. He stated to fund the 2025 projects, they are recommending taking \$3 million. He stated they expect the year-end balance to be between \$24 million and \$25 million so if \$3 million is taken from that, it would be \$21 million or \$22 million. He stated he would recommend transferring the \$3 million to the General Fund and use that one time to get us through 2025, and it may be a more favorable condition to borrow money in 2026.

Mr. Luber stated as previously noted there is \$750,000 of Debt that comes off the books between 2025 and 2026. He stated there should also be about \$8 million in the Sewer Operating Fund, although we will not know that for sure until the Audit is done for 2023 which is currently being done now. He stated this has nothing to do with the Sewer Sale proceeds, and this is just leftover Sewer Operating money. He stated it is recommended that this \$8 million be used and issue \$10 million, and Real Estate taxes would not need to be raised to borrow the \$10 million. He stated this will get us \$18 million which is \$4.5 million a year for four years and should cover all of the projects that cannot be covered by another source such as Grants, the Golf Course contribution, and the Pool contribution.

Mr. Luber stated for 2030 and beyond, the Board could consider increasing Debt Millage for additional borrowing needs. He stated 1 additional mill would generate Revenue to cover approximately \$7.3 million in borrowing although this is just an estimate due to what rate the Township would be able to borrow money at.

Mr. Luber stated previously there was comment made by members of the EAC about the Township borrowing \$15 million for open space. He stated we would have to do a borrowing from a Bank Note or a Bond Issue, and additional Real Estate Taxes may be necessary to fund that. He stated if the Board plans to do a Referendum on this, they should make sure that the funds can be used not only to acquire property but also to improve the property being acquired or to approve property we already own such as Patterson Farm or Snipes. He stated we would work with Ms. Carlton on the wording of the Referendum for that.

Mr. Krater stated the flexibility of that language is consistent with the Resolution that was passed by the Board previously when the Board took out Electoral Debt for the purpose of open space acquisition and improvement of existing and proposed open space.

Mr. Grenier stated if there is going to be a Referendum specific to open space, we need to be very transparent with the voters so that they know what they are voting for; and if the voters just want open space acquisition, that is what we should give them. He stated if they want more flexibility, we should listen to them about that as well. Ms. Blundi asked how we would find out from a majority of the residents what their will is before a Referendum is drafted. Mr. Grenier stated he feels we should try to get as much feedback as we can through as many different methods as we can ahead of time. Ms. Blundi

asked if the Board agreed to the Referendum concept; and Mr. Lewis stated we do not have a Draft Referendum yet for the Board to review, and that is coming. Ms. Blundi stated she does not recall that the Board agreed to ask anyone to draft one.

Ms. Carlton stated she believes that it was discussed at her first meeting, and she felt that she received direction to prepare a Referendum; however, it was very loose as to what it was, and the only thing mentioned was \$15 million. She stated usually they look at millage versus dollars. She stated it was also represented that the EAC had identified a few properties that they were interested in. Ms. Carlton stated a Referendum has to follow certain procedures, and the time is coming up quickly to get it on the November ballot. She stated with the Board's approval, her office could go forward and prepare something to be before the Board at the next meeting. Mr. Lewis stated he believes that was the Board's intent.

Mr. Luber stated there are a lot of informal ways to get feedback from residents as there is social media, the Website, and there could be paper surveys at The Pool, any Township events, and at the Township Building and Community Center. Ms. Carlton stated she would agree with Mr. Luber as to Ms. Blundi's question about getting feedback from residents, and she feels social media would be the best way to do it. Ms. Carlton stated the only way to really find out what the residents want is to put it to a vote.

Mr. Luber stated once a Referendum is passed, the money does not have to be borrowed immediately. Mr. Kratzer stated there is a ten-year validity period. Mr. Kratzer stated the general recommendation, if it is the direction of the Board, would be to borrow in increments. Mr. Lewis stated he believes with the last Referendum, no action was taken until 2016. Mr. Kratzer stated that was the 2008 Referendum, and it was not until 2016 when borrowing occurred. Mr. Lewis stated this is a chance to ask the voters what they think, and the question is how to craft the Resolution. He stated there should be a discussion as to flexibility, and how to poll the residents. He stated we also need to communicate that there may be a very long lag before we get to a property that we would purchase.

Mr. Grenier asked if the \$8 million Grant we are attempting to get at the Federal level allows for the purchase of open space. Mr. Kratzer stated he believes that we did put property acquisition as a potential use of those funds. Mr. Luber stated there are also Federal Land and Water Conservation Grants which can be used to preserve property, and he has used those in the past.

Mr. Lewis stated the last time we did this, we used a combination of funding sources including County Open Space Bond Funding, but that has all been used up. He stated the County may choose to issue another Bond at which time we could choose to potentially use that as a source of funds for open space as well. Mr. Lewis stated he is in favor of what Mr. Luber has suggested in terms of tiering out debt especially given the higher-rate environment since we do not want to be holding cash.

Mr. Kratzer stated while he was pointing out the flexibility of the previous Referendum, if the Board has a desire to have a more-restricted use, that could be done as well.

Mr. Luber stated we may also be able to do a Letter of Credit so that we are drawing down as needed. Mr. Kratzer stated there was discussion about a bank loan in increments of \$5 million so that we are not paying interest on something we are not drawing on.

Mr. Luber stated the other hand-out provided was the current Debt Schedule and three scenarios. He stated one option is to pay a little more interest up front so that the annual costs are lower, and there is wrap-around financing to keep the costs level over time. He noted Columns #5 and #9 which are the sub-totals for what we have now plus a new \$10 million issue, and the last two columns on each section are for open space if that were added in. He stated with Option #1 if we were to borrow money for open space for a twenty-five year period, it would be \$350,000 over twenty-five years to pay back, and under Scenario #1, our Debt would go up to \$1.6 million compared to \$1.4 million. He stated the second Option would be \$1.6 million and the third Option would be \$1.4 million, but you would pay more interest up front for that and you have more debt in the later years. He stated there are an infinite number of scenarios that we could do, and this is just being presented to show the Board what an Open Space Bond Issue would do and what a loan would do.

Mr. Luber stated he asked Ms. Tierney, Mr. Attara, and Mr. Fuller to be present this evening since they were instrumental in doing the Five-Year Plan which is before the Board. He stated what is being shown is very preliminary as these are placeholders. Mr. Luber stated there are aging buildings, and they are recommending HVAC in the future and other improvements to the buildings and parking lots. He stated there are also stormwater issues and the PRP Plan. He stated Ms. Tierney has also recommended a number of projects for Memorial Park and pocket parks. He stated a request was sent

out to all Department Heads and Mr. Kessler requesting a one-page form for each Capital Project detailing the costs, whether it is an immediate need, or can wait a year or longer, and whether it is mandated by DEP or some other Agency. There will be a future presentation made to the Board on all of this.

Mr. Krater stated the intent was not to have a lot of detail this evening, and it is more about a potential strategy moving forward. He stated it is also to consider the concept of potentially doing the one-time draw from the Trust Asset trying to preserve about \$20 million in principal so that there is re-occurring interest distributions to help with Operating Expenses moving forward. He stated the work that Concord Public Finance put together is to show the existing capacity under the existing Debt Service Millage Rate as existing Debt falls off. Mr. Luber stated Concord Public Finance is a financial advisor, and at some point they would be looking to see if they could be the Township's financial advisor for any future Bond Issues if the Board chooses to do so at a later date. He stated they did not charge the Township anything for the work they did on this.

Mr. Lewis stated vehicles were not shown on this, and he asked if there is a plan for vehicle replacement. Mr. Luber stated Public Works has a plan for their fleet, and he will be working with the Chief and Park & Rec to get a more formal plan for those Departments. He stated what was shown this evening was Capital Projects as opposed to Capital Equipment, and that was not included here. He stated those items will either be budgeted within the Department Budget or he is working toward a fund that each Department pays into, and then they buy/lease the vehicles as they come due. He stated that creates less volatility depending on how many vehicles are needed by each Department each year.

Mr. Lewis stated in 2024 and 2025, Public Works has no items, and he thanked Mr. Fuller and his staff for keeping us safe every day although there is a significant amount shown in the future. Mr. Luber stated Mr. Fuller has done a good job mapping out the Township Assets and assigning useful lives, and there is a Fixed Asset Schedule which provides a guide for the future.

Mr. Zachary Rubin, 1661 Covington Road, stated the Sewer system was sold to Aqua for \$53 million; and subsequently we put \$21 million in the Sewer Trust Fund. He stated he heard tonight that \$17 million of that will probably go into Capital Funds. He stated the previous Board had stated that \$17 million was going to subsidize some of the Aqua customers to keep the rates down, and the \$17 million was going to go back to Aqua so they "really made \$60 million from our fund." Mr. Lewis stated what happened as a result of the proceeds of the Sewer sale was the payoff of significant Township Debt, particularly

Golf-related Debt which was in a cycle of increasing. He stated at that time some Board members had considered a consumer-benefit fund which would have essentially taken that money and given it back to Aqua, and that was rejected instead for a Trust Fund. He stated the Trust Fund has some very specific parameters around how the funds are invested and how draws can be taken from the Trust Fund such that the principal is preserved. He stated Mr. Luber indicated that the core of the Trust would remain at the base amount if not higher so that we are not depleting it. Mr. Rubin stated he would support that.

Ms. Blundi stated at some point she would like to discuss if there is a way to use some of the Sewer proceeds to help offset the rising Sewer costs that are coming in.

Discussion on Draft Purchasing Policy

Mr. Luber stated a lot of purchasing is dictated by State Law, so most of this Policy comes from State Law including the Bidding thresholds and the thresholds for getting three quotes. He stated where we vary a little is that he and the Township Manager feel that we should require Departments to get quotes for anything over \$4,000 which they feel will help us get better pricing. He stated the Board would still maintain authority for un-Budgeted items over a certain dollar threshold. He stated the Policy also recommends whenever possible to do inter-Governmental Joint purchasing. He stated he has done that in the past in other Townships including where four Townships went in on a stump grinder. He stated this would be for items that are not used every day. He stated they also give opportunities for women and minority-owned businesses to have a level playing field and that there be environmentally-friendly purchasing.

Mr. Grenier asked if this is for any type of procurement including RFPs for engineers, etc. Mr. Kratzer stated on Page 4 they codified the general express preference of the Board, and he read the portion as it relates to professional services. Mr. Grenier stated he would suggest adding "Veteran-owned and small businesses" to the list under 1-105. Mr. Grenier stated he feels that for most of the RFPs we have put out over the last several years, we have had some specific questions that were asked of the solicitor, engineers, and others about "various things" that we could incorporate into this as well. Mr. Luber stated anytime we are doing professional consulting such as a new accounting firm, we would have interviews with them, have questions, and have a scoring system. He stated as to adding

Veterans and small business, he does not feel that requires an Amendment, and they could just make that change and have the Board vote on it. Mr. Kratzer stated they are not looking for action this evening.

Mr. Lewis stated while he is not sure that it has to be codified in a Policy, he feels that we need to train our Department Heads and Managers as to what we are expecting in the procurement process so that not only do we get multiple Bids, but that we are aggressive in planning out/structuring out projects so that we do not get unanticipated expenses. He stated when we go ask for Bids they need to be specific about requests and making sure that we do not over-scope. He stated there needs to be the same level of concern spending Township money compared to how you would spend your own money. Mr. Luber stated he agrees.

Mr. Luber stated at the next meeting he will be presenting a Travel Policy.

Mr. Kratzer stated this is helpful to the staff to understand what the expectations are.

Ms. Blundi asked that 2-104 be re-labeled to something that makes it clear that we are not promoting kick-backs.

Ms. Laurie Grey, stated she is a Township resident. She thanked Mr. Luber for his presentation, and she asked if the presentation could be put on-line so that she could review it. Mr. Luber agreed to have it put on-line under the Finance Department.

Approval of Resolution #24-16 Authorizing Lower Makefield Township Staff to Open a Bank Account with Santander

Mr. Luber stated the Board previously adopted a new Investment Policy; and as part of that Policy, the Board approved that no more than 50% of our cash on hand would be invested with any one institution. He stated as a result, we received quotes from banks for their best rates, and we will be diversifying our money in accordance with that Policy between Univest, PLIGIT, Santander, and William Penn Bank. He stated Santander is requesting a Resolution for their records in order to open the account; and that is before the Board for approval.

Ms. Blundi moved, and Mr. Grenier seconded to approve Resolution #24-16 authorizing Lower Makefield Township staff to open a bank account with Santander.

Mr. Lewis stated while he has worked in the financial services industry, he does not have any relationship with Santander.

Motion carried unanimously.

GOLF

Discussion Regarding Proposed Driving Range Project at Makefield Highlands Golf Course

Mr. Mike Attara was present. He asked Kevin Beirne, General Manager, to provide an update on the Golf Course. Mr. Beirne stated the Golf Course will be celebrating its 20th Anniversary on July 19th, July 20th, and July 21st, and he noted the activities to be held each day with reservations recommended for some of the events. He stated they will promote the events on all of their social media sites, magazines, etc. He stated in late August they will have the Ladies' Invitational which is an 18-hole event for two-person teams as well as a social gathering.

Mr. Kratzer asked Mr. Beirne to speak to some of the staffing changes at the Golf Course. Mr. Beirne stated he is the new General Manager at Makefield Highlands, and has been with Spirit Golf for a number of years. He stated he is trying to create some efficient workplace habits and other things around the Course which he has done elsewhere for many years and hopes to do here as well. He stated we hired a new Food and Beverage Manager, Jenna Marshall, who has done a good job at promoting events and promoting a safe and clean work environment for everyone. He stated there will be music nights and different menu items and ideas this summer. He stated we have back Mark Miller as Head Chef. He was here a number of years ago and was very successful creating wonderful menus. Mr. Attara stated Mr. Beirne is doing a great job, and there will be a new menu starting this Friday along with music.

Mr. Attara stated it has been three years since we have had Toptracer, and he wanted to provide an update. He stated they are looking to make some improvements to the monitor and bay area. He stated we currently have

three tents in that area which are helpful, but there is a new product called CoverTheTees that is a structured cover which he would like to discuss later in his presentation.

Mr. Attara stated we have Toptracer ball tracing technology on the driving range and it can be seen on the monitor and on your personal device. He stated they started in July, 2021 and traced about 152,000 golf balls a month, in 2022 that increased to 168,000, and in 2023 it increased to 206,000 so more people are using this product. A slide was shown of how the product is being used including a program they use for young players and different contests.

Mr. Attara stated the proposal they are making for the covers offers six bays. He stated two of those bays could be fully open or fully enclosed which can extend the season. He stated golf simulators are exploding in the marketplace; and while we do not have a place to put golf simulators in the Club House, this is a great opportunity to get covered bays and be in a position to turn two of them into simulators.

Mr. Attara stated another area for future growth are corporate events and outings. He stated there are a lot of people who do not play golf but want to be participants at a golf outing, and this would give them an opportunity to use the bays and not have to go out on the golf course.

Mr. Lewis asked about the financial aspect of the number of balls that have been monitored. Mr. Attara stated total Revenue 2018 to 2020 was \$468,991. He stated we averaged \$156,000 a year. Mr. Lewis asked the initial investment, and Mr. Attara stated it was approximately \$75,000. Mr. Lewis stated we therefore paid for it in six months. Mr. Attara stated for the last three years Toptracer Revenue went to \$636,000. He stated while we are making more money, we are also providing a product that people really love. A slide was shown of growth pre and post Toptracer. He stated there are some costs for golf balls and some labor costs. A slide was shown on pricing for Toptracer with the market standard, the current charges at Makefield Highlands, which is a little low compared to others in the area that offer Toptracer, and the proposed price increase for 2025 which should bring us up to the market standard and bring in about \$37,000 more per year.

Mr. Attara stated this year we budgeted to have some upgrades to the range, and CoverTheTees is the product they are looking at. A slide was shown of what the product looks like. He stated ours would have two of

the bays enclosed with sides and garage doors on both ends. He stated the cost is about \$100,000 and a three-year ROI was shown not including the golf balls. He stated the additional Revenue will be from extra bay rentals and events. Mr. Kratzer asked if the event revenue is just rental of the bay or does it also contemplate associated F & B Revenue. Mr. Attara stated it is a little bit of both. He stated the bays are different from what we have now as they are 25' deep so there is a social area built into them similar to what is seen at Topgolf so food and drinks can be ordered.

Mr. Ross asked if there is a detailed scope of work of what the \$100,000 covers, and Mr. Attara stated the company does a pre-engineered structure of the aluminum covers. He added that they have their own anchoring system so we do not need to put any footings in the ground. He stated he can provide the engineering drawings. Mr. Attara stated they would need to get Permits.

Mr. Lewis stated he does not believe the Board can take action this evening; and Mr. Kratzer stated that was not the intention this evening, and it was just an introduction of the project. He added there are still some outstanding items including whether this meets proprietary standards as it relates to Bidding, etc. Mr. Attara stated there was going to be another follow-up with Toptracer as CoverTheTees partners with them to be their exclusive provider.

Mr. Grenier stated we need to be careful that anything that is pre-engineered meets our Building Code. Mr. Attara stated they would go through the normal Permitting process and review.

Mr. Ross asked if the \$100,000 includes just purchase or also installation, and Mr. Attara stated the amount is all-in. He added that we have the monitors already, and they work with Toptracer who is there for the install. Mr. Ross asked the total number of bays this will add. Mr. Attara stated it replaces the three tents that we have so it will be six individual covered stalls. He stated currently we have two monitors per tent. Mr. Ross asked about heaters since it was indicated they could be used in winter. Mr. Attara stated they can be enclosed and heating and lighting are options although the heaters are not in the \$100,000. Mr. Ross asked if the electrical service sufficient to support what is being added; and Mr. Attara stated it is, but that would be confirmed before proceeding.

Mr. Grenier asked if it will be maintained once it is installed, and Mr. Attara stated maintenance of the monitors are part of the Contract with Toptracer. Mr. Grenier asked about the actual structures, and Mr. Attara stated there is a Warranty.

Ms. Blundi asked about the bird houses, and Mr. Attara stated there are about thirty. Ms. Blundi stated we worked with the EAC to make sure that we are a bird-friendly town, and as part of that, bird houses were put up at the Golf Course. Mr. Attara stated we already had bird houses up but they were deteriorating. He stated they were putting in the new ones last week; but there were eggs in all of the existing bird houses, so they could not be taken down. He stated the older ones will be replaced once the birds are gone.

MANAGER'S REPORT

Approval of Resolution #24-17 Authorizing and Approving Deeds of Dedication for Conveyance of Open Space and Public Roadway to the Township, Authorizing and Approving Agreements for Drainage and Access Easements in Addition to Easements for the Protection of Natural Resources for Boxwood Farms

Mr. Kratzer stated these documents were executed some time ago by the Township. He stated there were some outstanding items relative to this project that have now been settled with the developer. He stated there were Conditions on completing certain items, and these are the items that remained.

Mr. Ross moved, Ms. Blundi seconded and it was unanimously carried to approve Resolution #24-17 authorizing and approving Deeds of Dedication for conveyance of open space and public roadway to the Township, authorizing and approving Agreements for Drainage and Access Easements in addition to Easements for the protection of natural resources for Boxwood Farms.

Approve Authorizing Advertisement of a Wireless Facilities Ordinance

Mr. Kratzer stated the Board engaged Cohen Law Group to update the Wireless Facilities Ordinance requirements. Mr. Joel Cohen, attorney, was present at the Board's last meeting and briefed the Board on the changes which reflect relevant requirements from a Federal Law and Statute standpoint and relevant FCC Orders.

Ms. Blundi moved and Mr. Ross seconded to authorize advertisement of a Wireless Facilities Ordinance.

Mr. Kratzer stated when this was discussed previously, Ms. Sue Fawcett provided some comments on the proposed Ordinance; and he provided those to Cohen Law Group, and they are reviewing those.

Motion carried unanimously.

Approve Authorizing the Chair to Send Correspondence to the Mercer County Executive Regarding Suggested Noise Mitigation Measures at the Trenton Mercer Airport

Mr. Kratzer stated this request came from the Township's Airport Review Committee. Ms. Blundi stated as the Airport grows, we are asking for help in making sure that they are following the rules. She thanked Mr. Lewis for his work on this. Mr. Lewis stated there is a voluntary process that the Trenton Mercer Airport can undertake to help and create noise mitigation procedures even though they are under no obligation to implement those procedures. He stated they would get support from the FAA. He stated there are a series of technical suggestions in terms of noise mitigation that a Yardley Borough resident, who is an American Airlines pilot and a safety specialist, has offered. Mr. Lewis stated we are looking to engage Mercer County to see if they would consider initiating this which would allow us to begin processes to find noise abatement. He stated the benefits would be to residents on both sides of the Delaware River. He stated this is an opportunity to work collaboratively.

It was agreed that a Motion was not needed in order for the letter to be sent. Mr. Kessler stated they would be willing to help facilitate the right people getting together to talk about the issues that the Township is bringing forward.

General Updates

Mr. Kratzer stated with regard to Patterson Farm and implementation of the Patterson Farm Master Plan, the Committee is active and Township staff is working with leadership of that Committee looking at identifying financial and technical resources that may be available to support Plan implementation and begin some of the remediation efforts that were discussed. He stated there are meetings set with Congressman Fitzpatrick's office to see what Federal

financial resources may be available to help with implementation as well as any technical resources. He stated there are also meetings set up with the Bucks County Redevelopment Authority which is accustomed to going through Act 2 Environmental Clearance processes from a technical resource standpoint, and they may also have financial resources as well to help with some of the remediation efforts. Mr. Kratzer stated we are also meeting with a local homebuilder, DeLuca Homes, who is in the process of working through some of the restoration work of the historic structures on Prickett Preserve to see if we can learn anything from their experience and whether they can perhaps offer some support to this community project. He stated he wants to recognize the leadership being shown by the Committee and their efforts in trying to take advantage of any resources that may be available to try to advance this community project.

PARK & RECREATION

Ratify and Confirm the Acceptance of the Pool Slide Restoration Proposal from American Pool Management of Pennsylvania in the Amount of \$22,488.54 (partially Budgeted; planned maintenance expense)

Ms. Tierney stated slide maintenance is annual maintenance. She stated we had been using a company for several years which is based out of Montana, and this year it was very hard to engage them. She stated she reached out to some other agencies, but never heard back from them for a quote. She stated they were able to get a quote from American Pool which is the company that painted our pool this year. She stated the quote is much more than was Budgeted, as we Budgeted \$5,600 for slide maintenance. She stated the maintenance is definitely needed including caulking and all of the repair work listed in the quote. She stated she is concerned about the timeline, and she hopes to get this approved and completed before the Pool is opened full hours. She stated if she is unable to get this done, she has a back-up plan using the staff for this year.

Ms. Blundi moved and Mr. Ross seconded to ratify and confirm the acceptance of the Pool Slide Restoration Proposal from American Pool Management of Pennsylvania in the amount of \$22,488.54.

Mr. Ross asked if this quote includes taking care of the cracking that is at the one mount; and Ms. Tierney stated it does not, and that would require a future replacement of those two panels. Mr. Ross asked if there is any temporary fix

that this company could do; and Ms. Tierney stated she would have to reach out to them as that would require a separate assessment.

Mr. Grenier asked if there are other issues with the slide that may force it to be closed for a time if they are not addressed. Mr. Ross stated someone should definitely look at it and provide an assessment. He added it would not be the entire slide, and it would be two panels where they join together. He stated he feels they might be able to do a repair on it, but it should be looked at sooner than later. Mr. Grenier asked Ms. Tierney what is the back-up plan referenced. Ms. Tierney stated the plan would be to have the staff caulk the cracks and polish the slides every two weeks for the rest of the summer which would hold them over until next year.

Mr. Grenier stated the cost provided is \$22,488 and only \$5,600 was Budgeted. Ms. Tierney stated there were savings of \$40,000 in painting this year. Mr. Grenier asked for an update on Pool Revenue this year. Ms. Tierney stated we are close to where we were at this time last year, but are about \$6,000 off. She stated we gain ground every day. She stated there are less members at this time compared to this time last year. Ms. Tierney stated we are doing better on daily passes and lessons than in previous years.

Mr. Lewis stated there is also the August memberships. Ms. Tierney stated those will open in about one month. She stated there will continue to be a rush for a week or two after school lets out, and it will then slow down until the August memberships are open. She stated lessons open tomorrow at 9 a.m. She stated we have private, semi-private, and group lessons.

Mr. Kratzer stated there is a weekly report issued every Monday comparing current numbers to the same date last year, and he can provide those to the Board moving forward.

Mr. Grenier asked if this work is done and some additional work needs to be done would that work negate that so that this work would have to be re-done. Mr. Ross stated the cracking he is talking about is on the underside so a repair could be done. He stated it is the top side that is being refinished. Ms. Tierney stated the slide will have to be closed for a few days when the work is done, and she is trying to get this done before The Pool opens full hours. Ms. Tierney stated if the work is not done by this company, the staff would be doing a “band-aid” for the summer polishing the slide every other week. She stated this maintenance is supposed to be done every year.

Mr. Grenier stated a few years ago there was discussion about having a long-term Maintenance Contract for the slides, and he felt that we had initiated that. Ms. Tierney stated we did, but we are “beyond that.” Mr. Grenier asked if we have looked into getting back into something like that to save money long term; and Ms. Tierney stated we could. She added that the company we had been using for the long-term plan we had trouble getting out here this year. She stated they are from Montana. She stated we are a very small account for them, and they would fit us in between their bigger projects since they do large water parks; and it was a challenge to get them here within our timeline. Mr. Grenier asked if any other area Municipal pools have similar slides, and Ms. Tierney stated they do not.

Ms. Blundi stated she is hopeful that this will be approved, but we want to make sure that we adhere to the curing time before the water is started and then have to start the curing process over again. Ms. Tierney stated we have learned from past mistakes that have been made.

Motion carried unanimously.

SOLICITOR’S REPORT

Ms. Carlton stated there was an Executive Session prior to the public meeting to discuss litigation and Real Estate matters.

Approve Authorizing Advertisement of an Anti-Discrimination Ordinance

Ms. Carlton stated both the red-line and final copies were provided to the Board.

Mr. Ross moved and Mr. Grenier seconded to approve authorizing advertisement of an Anti-Discrimination Ordinance.

Mr. Grenier noted the Section about sunseting. Ms. Carlton stated it is Section 6-2B. She stated it is a “very soft definition,” and that was by design and by request. She stated if the desire is to make it more stringent, we could do that. Mr. Grenier stated we reserve the right to Amend Ordinances or “get rid of them;” and he asked if there needs to be language about sunseting in the Ordinance. Ms. Carlton stated we do not have to have it, and it was added at the request of one of the Supervisors. She stated it states that if there is another entity either County or State that could take over, we have the right to bring those actions

before them and not hear them ourselves. Mr. Grenier stated he wants to make sure that it does not automatically default to that in the event that the County or the State does something on paper that looks like they are going to move forward that we would like to see, but they do not actually implement it that way. He stated he wants to see that it is implemented to our satisfaction to allow us to move forward in that way. Ms. Blundi stated we may be superseded because a bigger Governmental entity would be doing more and doing it better.

Some minor types were noted which will be corrected.

Ms. Cathy Hanville, stated she is a Lower Makefield resident. She stated while she is glad the Township is doing this, she would have preferred if it could have been approved during Pride Month. She stated Pennsylvania is #3 as far as hate groups so this is very important.

Mr. Zachary Rubin, 1661 Covington Road, stated he is in support of the Ordinance adding that the Township has been in the vanguard for being progressive over the years. He stated we were one of the first to pass a Low-Density Construction Ordinance, we did the LED Equivalence for public buildings, we did the Native Plan Ordinance, we did a Bamboo Ordinance, and we have a playground for those with special needs. He stated this is another Ordinance to show that we are out front in "very good movements."

Mr. Grenier asked if this could be approved during Pride Month given that there is another meeting on June 19th which is Juneteenth. He asked if the Ordinance could be approved at that meeting if it is advertised. Ms. Carlton stated it would depend on when the Courier Times can accept advertisement, and the goal is to have it before the Board on June 19th. Ms. Blundi stated she is concerned that there is a meeting scheduled for June 19th even though it is not a County or State holiday. Mr. Kratzer stated the Board could decide to re-schedule the second meeting in June to a different date. Ms. Blundi stated we have been talking about the cost of meetings, and there is a cost to advertise. She stated we should be mindful of dates for next year.

Motion carried unanimously.

General Updates

Ms. Carlton stated at the Board's request she attended the Zoning Hearing Board meeting last evening to participate in the Hearing for 10 Ivy Lane;

however, the Applicant did not attend so she will be attending the Zoning Hearing Board meeting on June 18 when hopefully that Applicant will be in attendance.

Ms. Carlton stated they are working on a number of Ordinances including the Short-Term Rental Ordinance, the Zoning Ordinance, Sign Ordinance, an Ordinance regulating demolition of historic structures, and the Responsible Contractor Ordinance; and all of these should be before the Board shortly.

Ms. Carlton stated it sounds like the Board would like her office to proceed on the Open Space Referendum, and they could have something before the Board at their next meeting.

SUPERVISORS REPORTS

Mr. Grenier stated in addition to the items already discussed by Mr. Kratzer, the Patterson Farm Master Plan Implementation Committee has discussed non-profits and different entities to speak to. He provided them with a number of non-profits. Mr. Grenier thanked the Public Works Director and Planning Director for working with Farmland Preservation with regard to a wider road opening at the Leedom's Farm which would have required a State Highway Occupancy Permit, and the Township staff provided them with some other options that would not require that. Mr. Grenier stated the Zoning Hearing Board discussed the Notification Ordinance which will be coming before the Board of Supervisors shortly. He stated Zoning Hearing Board solicitor e-mailed the Township Manager some recommendations which were 100% in line with everything the Board of Supervisors has already spoken about so he does not believe that there will be any conflict.

OTHER BUSINESS

Mr. Grenier stated Aqua is proposing a 31% rate increase, and there is a process by which the Township and individuals can write letters and become part of the process. He stated he would like the Board to have a discussion about this at some point.

ADDITIONAL PUBLIC COMMENT

Ms. Larissa Luzeckyj, 18 Maplevale, stated the storm drain in between her yard and Ms. Cloer's yard at 20 Maplevale, collapsed in July of last year; and it took with it a substantial amount of their yards. She stated the yards were re-built; however the material used was mostly made up of sand, silt, and clay. She stated they noticed a problem with the soils almost immediately as it does not drain; and even with a little bit of rainfall, it just sits on the surface. She stated she discussed this with Mr. Fuller who suggested that they wait until the grass comes in, the ground settles, and to give it a couple of seasons which she felt was reasonable. She stated unfortunately there was a difficult fall and winter with snow and rain, and the conditions have not improved. She stated they are concerned that this is not a sustainable surface. She stated they are not able to walk across the lawn at any point during the year, and the water continues to sit on the surface. She stated animals going through are causing divots, and they are concerned that it will get worse over time. She stated they recognize what it took to re-build the yards; and while they appreciate everything that has been done, the restoration is lacking.

Ms. Luzeckyj stated a soil sample was sent to Penn State, and the report indicated that the soil content was in line with the specifications set by NJDOT; however, she stated she does not live in New Jersey and she does not live on a construction site. She stated she hopes they can discuss what else can be done to restore the properties to get to the next level.

Mr. Lewis suggested that they set up a time to discuss this further following the meeting. Mr. Kratzer stated it may be beneficial if the Board were to go out to the site, and Mr. Lewis stated they could schedule a time to go to the property.

Ms. April Bollwager-Cloer, 20 Maplevale, stated they appreciate everything the Township has done and are very excited about the support they are getting from Congressman Fitzpatrick's office. She stated her son and his friends cannot go out in the back yard without shoes on. She stated there are still marks from the construction vehicles and hard ground. She stated Mr. Fuller is aware of their concerns about the swale that was put in that brings more water towards the house, and she asked that the Board look at that as well.

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There being no further business, the meeting was adjourned at 10:20 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'S. Blundi', is written over the printed name. The signature is fluid and cursive, with a large loop for the 'S' and a distinct 'B' followed by 'lundi'.

Suzanne Blundi, Secretary

