

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
JUNE 18, 2025

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on June 18, 2025. Mr. Grenier called the meeting to order at 7:35 p.m. and called the Roll.

Those present:

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

Others: David W. Kratzer, Jr., Township Manager  
Maureen Burke-Carlton, Township Solicitor

COMMUNITY ANNOUNCEMENTS

Mr. Grenier stated that during this portion of the Agenda residents and youth organizations may call in to make a special announcement or may contact the Township at [admin@lmt.org](mailto:admin@lmt.org) to request a special announcement be added to the Agenda. There was no one wishing to make a special announcement at this time.

Mr. Grenier stated on Saturday, July 12, 2025 at 9:00 a.m. the Friends of the 5 Mile Woods are looking for volunteers to help with 5 Mile Woods cleanup. If you have some free time and would love to volunteer, we would love your help. Please come in comfortable clothes that you do not mind getting dirty and bring along your work gloves and water to stay hydrated.

Mr. Grenier announced the following LMT Pool Events:

Monday, June 23 the Pool opens full-time. Please be sure to get your membership if you have not already. Visit [lmt.org](http://lmt.org) for more information

Thursday, June 26 the Pool is hosting a Schools Out for Summer Bash Tween Night from 7:00 p.m. to 10:00 p.m.

Open to all tweens ages 11 – 14. No membership is required but there will be a \$15 charge for all non-members

Friday, July 4 Independence Day Celebration from 1:00 p.m. to 4:00 p.m. for members only

Sunday, July 13 Family Fun Day from 1:00 p.m. to 4:00 p.m. for members only

Monday, July 14 August pool membership sales are open.

To register, visit [lmt.org](http://lmt.org)

Mr. Grenier announced that today was the last day for most of the Pennsbury students.

#### PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no one wishing to make public comment at this time.

#### APPROVAL OF CONSENT AGENDA ITEMS

Mr. Lewis moved, Mr. Ross seconded and it was unanimously carried to approve the Consent Agenda items as follows:

Approved the Minutes for the June 4, 2025 Meeting

Approved the Warrant List dated June 18, 2025 in the amount of \$814,601.48 (as attached to the Minutes)

Approved the Interfund Transfers for May, 2025 (as attached to the Minutes)

Accepted the resignation of Mitch Palin from the Historical Commission

Approved Resolution #25-10 authorizing the submission of a PADEP Growing Greener Plus Grant for the Horseshoe Bend Basin Retrofit Project (PRP project)

Ratified and confirmed the extension of the Conditional Offers of Employment to the following:

Liam Kimmel, Patrol Officer, Police Department

Kallie Kohnow, Patrol Officer, Police Department

Moises Herrera, Laborer, Public Works Department

Tyler Preschen, Laborer, Public Works Department

Joseph Gentry, Operator 1, Public Works Department

Larry Hall, Operator 1, Public Works Department

Kyle Corbert, Operator 1, Public Works Department

## COMMUNITY DEVELOPMENT

### Approve Resolution #25-11 Relating to Dogwood Drive Sanitary Sewer Planning Module

Mr. Grenier stated this went before the Planning Commission at their last meeting and they recommended approval.

Mr. Majewski stated this is a five-lot Subdivision on Dogwood Drive which comes off of Delaware Rim Drive in the northeastern part of the Township. He stated in addition to providing service to the five lots proposed as part of the Subdivision, they are also providing stubs to nine existing homes that they pass along the way that are currently serviced by individual on-lot septic systems. He stated this approval will certify capacity for the project, and it has been reviewed by Ebert Engineering. It is recommended that Section J of the form be signed and approved by the Township.

Mr. Ross moved, Mr. McCartney seconded and it was unanimously carried to approve Resolution #25-11 relating to Dogwood Drive Sanitary Sewer Planning Module.

## ENGINEER'S REPORT

The Board received the Engineer's Report in their packet and had no comments or questions at this time.

## MANAGER'S REPORT

### Discussion Re: DCED Multi-Modal Transportation Fund Application for the Taylorsville Road Sidewalk and Drainage Improvements Project

Mr. Grenier stated this project is also referred to as the Taylorsville sidewalk in front of Maplevale.

Mr. Kratzer stated the Township submitted an Application to this program for this project at the last round requesting close to \$2.5 million, and the Township received about \$550,000. He stated the staff is in the process of re-submitting the Application as part of this funding round, and there will

be a Resolution for the Board's consideration at a future meeting to try to receive some additional funding in order to advance the project. The due date on the Application is July 31.

Mr. Grenier stated the Board has been discussing this sidewalk since around August, 2023; and the goal for the sidewalk is not just a sidewalk that would connect the northern part of the Township to Yardley Borough's North Main Street project that should be starting construction soon, but it also allows us to provide stormwater management along Taylorsville Road where there has not been any before. He stated this is the Township's priority from a sidewalk perspective for the foreseeable future until we are able to get it done.

#### Update Regarding Stormwater Utility Fee Proposal

Mr. Kratzer stated the Board had previously authorized the Township to work with HRG to obtain a proposal for the potential consideration and development of a Stormwater Utility Fee. He stated there was an initial proposal that HRG had prepared. Staff had reviewed the proposal, and there were some minor suggested tweaks that were recommended for incorporation into the proposal. Mr. Kratzer stated this should be before the Board at their meeting in July.

#### 5 Mile Woods Project/PECO Donation

Ms. Blundi stated volunteers had helped build an accessibility ramp at the 5 Mile Woods with a donation from PECO. She stated PECO has indicated that they will be making another donation. Mr. Kratzer stated the Township was a prior recipient of a PECO Green Region Award for the 5 Mile Woods Trail Project trying to improve accessibility and access to that facility for users of all abilities. He stated a portion of that project was completed as part of the prior funding round, and PECO was very supportive of the project. He stated the Township has received another award through the program in the amount of \$10,000 to be in a position to continue that project. Mr. Kratzer stated the staff is currently working through acquiring the supplies and mobilizing the volunteers. He stated the Township appreciates PECO's support for this important community project.

PUBLIC WORKS

Approve the Award of the 2025 Road Program Contract to Harris Blacktopping, Inc. for a Total Contract Amount of \$1,841,784.75 (budgeted amount - \$2,000,000

Mr. Grenier asked if this includes all the Bid Alternates, and Mr. Fuller agreed. Mr. Grenier asked if it also includes the reflectors, and Mr. Fuller stated it does include the reflective markings on Makefield Road and Edgewood Road.

Mr. Ross moved, Ms. Blundi seconded and it was unanimously carried to approve the award of the 2025 Road Program Contract to Harris Blacktopping, Inc. for a total Contract amount of \$1,841,84.75.

Approve the Acceptance of the Proposal from Jeff Hirko in the Amount of \$7,600.00 for Professional Services Relating to the Demolition of the Corn Crib at Patterson Farm

Mr. Fuller stated with the heavy winds experienced in the spring, the corn crib needs to be demolished at this time for safety reasons. He stated Mr. Hirko is experienced in this realm in terms of selective demolition, and he will help Public Works in terms of the lead abatement that is necessary and salvage any salvageable wood during the demolition process and store it for future use on the property if needed.

Mr. Lewis moved and Ms. Blundi seconded to approve the acceptance of the proposal from Jeff Hirko in the amount of \$7,600.00 for Professional Services relating to the demolition of the corn crib at Patterson Farm.

Mr. Grenier stated the Patterson Farm Implementation Committee e-mailed the Township indicating that they fully support the demolition of the structure as consistent with the Patterson Farm Master Plan which was unanimously approved in December, 2023. During the planning process the Satterthwaite corn crib was thoroughly evaluated and deemed beyond saving by the engineers and the architects involved, and its removal was included in the Master Plan as a necessary step in preserving the integrity and safety of the site. Mr. Grenier stated they also encouraged if feasible to salvage any remaining historic timbers which is part of the process with Mr. Hirko.

Mr. Grenier stated Mr. Hirko is involved with the 501C3 Patterson Farm Preservation, and he understands that his involvement with that 501C3 does not rise to the level of a conflict, and Ms. Carlton agreed.

Motion carried unanimously.

General Updates Re: PECO and PA American Water Projects

Mr. Fuller stated a number of utility providers are doing an extensive amount of right-of-way work in the Township. He stated he provided a list of the major projects that he is aware of in terms of Right-of-Way Permits. He stated an American Water project is about 60% complete on Makefield Road where they are doing a water line replacement project in the extent of the Township's work zone for a future milling and paving operation, and this was in coordination with the Township to make sure that they are not ripping up new roads. He stated they are also doing PFAS treatment improvements at their well site at Highland Drive.

Mr. Grenier asked what they repave when utilities are in the road. Mr. Fuller stated while there is not an Ordinance addressing this, three years ago he wrote restoration standards which indicates that for any road that is over five years old, they are asked to follow the PennDOT standards. He stated if they do a trench line in half the road over a certain number of feet, they are required to repave half the road, and they are penalized if the road is under the age of five years old and it worsens. He stated if a road was paved within the last year, they are required to repave intersection to intersection; and that increases up to the age of five when they can fall back on the PennDOT standards. He stated most of the utility providers are very understanding. He stated there are emergency situations where they have to dig up new roads. Mr. Fuller stated he is working with Mr. Kratzer to solidify this in an Ordinance.

Mr. Grenier noted work being done at University Drive, and Mr. Fuller stated PECO is doing extensive work in the Township. Mr. Fuller stated PECO notifies the residents in the area when they are doing tree-trimming work and underground system improvements, and the Township is copied as well. He stated underground upgrades are taking place in the University Drive area. Mr. Grenier stated this should go on the Township Website and social media as well. Mr. Fuller stated while they do post this information,

they are looking into whether there is a better way to post it. Mr. Fuller stated residents with questions and comments can contact Public Works or PECO's customer liaison.

#### SOLICITOR'S REPORT

Ms. Carlton stated the Board met in Executive Session prior to the meeting to discuss employment matters, litigation matters, and Real Estate matters.

Ms. Carlton stated she attended the Zoning Hearing Board meeting and they appreciate her attendance. She stated there was a request that the Supervisors actively look for replacement members for the Zoning Hearing Board as one of the members is moving in August and they do not have any Alternates that have been participants since she has been attending meetings. Mr. Grenier stated they received a letter of interest today and several of those who have been interviewed may be interested as well. Ms. Carlton stated she did advise the Zoning Hearing Board that the Board of Supervisors was actively looking for members.

#### SUPERVISORS' REPORTS

Mr. Lewis stated the EAC met and discussed the 2024 Long-Range Master Tree Plan and proposed fall planting, provided an update on the Bird Town Pennsylvania activities, and discussed finding additional possible open space locations. He stated they asked about the status of a proposed Chicken Ordinance which he understands has to be reviewed by the Planning Commission. Mr. Lewis stated the Disability Advisory Board met and welcomed two new members. He stated they continue to work on 9/11 accessibility as well as the brochure the Disability Advisory Board provides for the community.

Mr. Ross stated the Historical Commission met, and they have finished the Historical Building Inventory list that will help with the Demolition Ordinance that is being considered.

Mr. McCartney stated the Park & Recreation Board met and heard about two projects one from a Girl Scout for the Five Mile Woods connecting a small trail, which the Board approved. He stated there was also an Eagle Scout project for the Garden of Reflection where there is an old

foundation, and the proposal is to do a refurbishment/renovation of that area. He stated while the Park & Recreation Board approved that project, they wanted the Historical Commission to be involved as well. He stated they are still waiting for Ms. Tierney to come in with League Agreements. He stated YMS and PAA are pleased with the current grass conditions. He stated LMFA is looking to run a weekly flag program for special needs children twelve years and older at either Macclesfield or Memorial Park, and the Park & Recreation Board requested more specifics on that. He stated LMFA is also looking for guidance on Memorial Park usage based on their number of players.

Ms. Blundi stated Peter Solor who has been an active member of the Zoning Hearing Board, Patterson Farm, and the EAC in the past is leaving the Township, and she asked those interested in serving to make their interest known to the Township. Mr. Grenier stated Mr. Solor has done a great job for the Township.

#### OTHER BUSINESS

Mr. Grenier stated the regularly-scheduled first July meeting would be July 2, and the Board will be cancelling that meeting and will meet once in July on July 16. He stated if something comes up, they could hold a special meeting.

Mr. Grenier stated some of the developments that have been publicized cover multiple Townships. He noted specifically the proposed development around the Shady Brook area. He stated the Middletown portion of that project has gone before the Middletown Planning Commission and will go before their Board of Supervisors in mid-July. He stated the developer has not come before Lower Makefield, but they have seen what has been published on Websites; and he saw on the Middletown Website that there is a single means of ingress and egress to the development, and it is through Lower Makefield. He asked staff to issue comments to the Middletown Planning Commission and Board of Supervisors so that they know what our concerns are about that. Mr. Kratzer stated they will draft a letter for the Board's review and ultimate submission to Middletown.

Mr. Lewis stated the Board of Supervisors has empowered the Township Manager to fix the air conditioning. Ms. Blundi stated it is also impacting the Police Department.

ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Ms. Tara Friedman stated she is Chair of the Human Relations Commission, and was asked to provide an update on what the Commission is doing. She stated they started meeting informally in December to meet each other, get more familiar with the Ordinance, and to make sure that everyone understood their purpose. She stated they had a presentation from the Regional Director of the Pennsylvania HRC. She stated since then they have been meeting monthly working on Website content, finalizing an Inquiry and Complaint Form, and determining what roles they can fill for the community in terms of educating the public of their rights and adjudicating any complaints that do come up. She stated they need one additional member.

Mr. Grenier stated they appreciate the work they are doing, and hopefully they will not have to adjudicate many things. He stated he is interested in other things the HRC can do from an educational, outreach perspective. He added they have a very good Liaison who can help them, and they are looking forward to the work they will be doing in the future

There being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'James McCartney', with a large, stylized loop at the end.

James McCartney, Secretary

