

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
MINUTES – AUGUST 6, 2025

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on August 6, 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 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 the Friends of 5 Mile Woods are looking for volunteers to help with Five Mile Woods cleanup. They are held the second Saturday of the month at 9:00 a.m. from July until October. 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 glove and water to stay hydrated. If you have any questions, you can e-mail Monica Tierney at [monicat@lmt.org](mailto:monicat@lmt.org).

Mr. Grenier stated August-only Pool membership sales are now open. To register visit [lmt.org](http://lmt.org).

Mr. Grenier stated there is a hand-out by the door from the Bucks County Free Library showing upcoming events in August, 2025. He stated all events can be found at [calendar@buckslib.org](mailto:calendar@buckslib.org).

Ms. Blundi stated on Saturday, August 9 from 8:30 a.m. to 2:00 p.m. there will be a hazardous waste collection at the Tech School. No registration is required.

#### PUBLIC COMMENT ON NON-AGENDA ITEMS

Ms. June Farley stated she lives in Yardley Run at 1289 Fountain Road. She thanked Mr. Kratzer for being respectful and responding to her via e-mail. She also thanked the Board for considering excluding Yardley Run from the BOMA deer hunt. She stated the Board is aware of their concerns. Ms. Farley stated Mr. Kratzer acknowledged the confusion that was in the pamphlet that was received.

Mr. Rob Ottenheimer, 1309 Fountain Road, stated last Saturday they received the Township publication and found that Yardley Run was listed for the deer hunt, but there was no notification. He stated he assumes they are expected to look at Township meeting notes when things are scheduled in June which had been scheduled in September, 2023 regarding BOWMA. He stated he is not sure if he needs to speak to Ms. McVan and advise her that anytime BOWMA comes up, she should let him know. He stated the eventual outcome of the 2023 meeting was that there would not be hunting at Yardley Run.

Mr. Ottenheimer stated if he goes on the Township Website and searches for BOWMA or deer, he finds 2023 information so the Township Website is inadequate. Mr. Kratzer stated there was a mistake in the article that was published, but they will be posting a news items on the Township Website about the deer hunt and distributing it through the social media channels.

Mr. Ottenheimer stated he saw on YouTube the Board of Supervisors meeting when this was discussed, and Mr. McCartney had asked about “taking the temperature of the room about adding Lindenhurst and Yardley Run back in.” Mr. Ottenheimer stated that appeared very unprofessional and that their efforts in 2023 were something to laugh about, although he is pleased with the result of the amended 2025 Agreement with BOWMA. He stated it does raise the question as to who is responsible for the false publication. He stated he is glad that Yardley Run is off the list and that will continue. He stated he feels they can all do better.



Ms. Pam Ottenheimer, 1309 Fountain Road, stated she is grateful that they have continued to protect the residents of Yardley Run against the “bow men who would invade the woods” where their children play and take a short-cut to reach each other’s homes after school. She stated she is grateful that a “friendly amendment to the list culling places as suggested in jest” at the June 4<sup>th</sup> meeting by one of the Supervisors was not seriously considered at the time. She stated she is grateful that “despite no one proofed the final list of places to be used for deer killing” this year and early next year, Mr. Grenier had asked whether the Yardley Run/Lindenhurst tract was to be scratched off the list again, the BOWMA representative “hesitantly said yes.” Ms. Ottenheimer stated for that they can feel safe again in their homes.

Ms. Ottenheimer stated she wishes that she realized that BOWMA was going to continue to present the list with Yardley Run “ever present on the said list, to be approved year, after year, after year.” She stated she would propose that Yardley Run/Lindenhurst be removed from the “friendly list” in perpetuity so that they can continue to live without fear of hunters directly behind their home. She stated she assumes the Board recalls the residents’ reactions at their initial presence at the September 22, 2023 meeting as a result of seeing the adjoining tract was going to be open to “deer killing” for five months. She stated they had a Petition and many testimonials that night. Ms. Ottenheimer thanked the Board for saving them and their children from a potential tragedy at that time, and they want that safeguard to continue.

Ms. Ottenheimer stated they plan to carefully read all of the Supervisor Meeting Agendas, and be ready to mobilize their group to attend whenever the BOWMA group is presenting a list of potential hunting places that contains Yardley Run/Lindenhurst in the future. She stated they respect the fact that BOWMA exists, but do not want nor do they need them in their “lane, and they will remind everyone of that.”

Mr. Yogesh Doshi, 805 Kent Drive, stated he has been a resident of the Township for about 20 years. He stated he is a recently retired chemical/environmental engineer, and one of his personal lifetimes goals was to make his home carbon neutral. He stated he applied for and received a Permit to do that. He stated two weeks ago the contractors did insulation, and he stated he has gone well above the requirement of any rules or laws, and he had asked for a specific type of spray foam insulation, etc. He stated he had asked for an inspection, but the inspector was not able to come; and in the meantime the drywall people did the drywall. He stated there were numerous holes and in the pictures taken during the process, it can clearly be seen. Mr. Doshi stated a violation was written the

next day. He stated he had pictures and noted that showed that the insulation was done. Mr. Doshi stated he did not feel anyone would spend the kind of money he spent for insulation like he did so that he could become carbon neutral. Mr. Doshi stated he paid a re-inspection fee, and the inspector came today and indicated the drywall was taped and spackled prior to inspection so he could not verify the screw pattern along the seam. Mr. Doshi stated he was told that he would have to re-do the screws and re-spackle and that he was “cutting corners.” Mr. Doshi stated he disagrees adding that he is spending \$200,000 “just for the environment.” He stated his entire home has a Tesla solar roof and 14 kilowatt of new solar. He stated he does not feel that there is a single home in Lower Makefield that is carbon neutral. He stated he would invite anyone to come see his home.

Mr. Kratzer stated while he is not familiar with this situation, he will follow up on this.

Mr. Doshi stated he worked for the EPA for thirty-five years and most of the power plants in New Jersey were under his section. He stated he worked with Mr. Alan Dresser for all thirty-five years at the EPA.

#### POLICE DEPARTMENT PROMOTIONAL CEREMONY

Timothy Reeves – Rank of Captain

Brian Omlor – Rank of Lieutenant

Lawrence Hilghman – Rank of Lieutenant

Mr. Grenier read the biographies of Lawrence Hilghman, Brian Omlor, and Timothy Reeves.

The Oath of Office was administered to Lawrence Hilghman promoting him to the rank of Lieutenant.

The Oath of Office was administered to Brian Omlor promoting him to the rank of Lieutenant.

The Oath of Office was administered to Timothy Reeves promoting him to the rank of Captain.



#### APPROVAL OF CONSENT AGENDA ITEMS

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

Approved the Minutes for the July 16, 2025 Meeting  
Approved the Warrant List dated August 6, 2025 in the amount of \$1,402,822.75 (as attached to the Minutes)  
Approved to ratify and confirm the extension of Conditional Offers of Employment to:  
Tyler Giberson, Patrol Officer, Police Department  
Mitchell August, Patrol Officer, Police Department  
Gary Zumpano, Patrol Officer, Police Department  
Accepted the resignation of Colin March from the Golf Committee  
Approved Request to Authorize Advertisement to Bid – 2025 Leaf Season Contractors  
Approved Request to Authorize Advertisement to Bid – 2025-26 Snowplow Contractors

#### COMMUNITY DEVELOPMENT

##### Presentation by Open Spaces and Historic Places-Lower Makefield Township Historic Resource Survey

Mr. Majewski stated Mr. Jeff Marshall from Open Spaces and Historic Places will be presenting the Historic Resource Survey. Also present is Ms. Megan McNish, Pennsylvania State Historic Preservation Office Eastern Region Coordinator. Mr. Majewski stated the Township received the Certified Local Government Grant from the Pennsylvania State Historic Preservation Office to conduct a Historic Resource Survey, and the Grant covered 90% of the cost for the Survey. He stated the Grant Application was put together by the Historical Commission who has been working together with the consultant to get this Study done. Mr. Majewski stated updating our Historic Resource Survey, which was last updated in 2007, was contemplated in the Township's Comprehensive Master Plan.

Mr. Grenier stated we may be using this information later in the year to address other issues, but tonight's presentation is strictly related to the resources that were evaluated.

Ms. Cathy Hanville, Chair of the Historical Commission, thanked the Board for allowing them to present the results of the Historic Resource Survey of pre-1900 buildings that was conducted this year. Ms. Hanville stated the Survey used our past Historic Resource Surveys from 1981, 1996, and 2007 to create a list of historic properties for Mr. Marshall to review.

Ms. Hanville stated this is a data-driven process where Mr. Marshall verified the age of the property, documented construction materials, noted alterations, assessed architectural integrity, and took photographs where possible. A level of significance was assigned based on historical significance, architectural integrity, and overall condition of the property. She stated historical significance is based on the property's architectural value or a representation of how buildings were designed or built in the past and association with important events or persons who made a significant impact on the past. Ms. Hanville stated since the Survey is for Lower Makefield they are looking at the history and events of our community.

Ms. McNish stated she provides technical assistance and support to communities and organizations who are interested in historic preservation throughout the eastern part of the Commonwealth. She stated a big part of that is working with Certified Local Governments (CLG), and Lower Makefield Township is one of those communities. She stated as part of the CLG program ongoing performance standards, CLG communities agree to keep up-to-date information about historic resources in their community and make this information accessible to the public. She stated up-to-date is defined as undertaking a Historic Resource Survey about every ten years. She stated Historic Resource Surveys seek to identify historic properties in the community, provide data to make informed planning decisions, and keep records up-to-date.

Ms. McNish stated gathering information and data about historic resources does not obligate the Municipality to act; however, these Surveys facilitate a data-driven approach to community and historic preservation planning. She stated this method is used by communities and organizations across the Country. She stated through the CLG-funded Survey, data collected will be uploaded to PA-SHARE, which is the PHMC's on-line management portal for historic resource information. She stated while this first survey will not capture all properties 50 years old or older in the Township, future CLG Grants could help fund this work.



Ms. McNish stated when communities decide to act on the data they have collected through their Historic Resource Surveys, they ultimately evaluate them based on two primary factors – significance and integrity. She stated significance establishes why a property is important; and from a local planning perspective, what is significant in one community can be different from what is significant in another. She stated Lower Makefield had many farms and barns but they are rapidly disappearing, and the remaining examples may be significant and important to preserve compared to a rural/agricultural area where there are many farms.

Ms. McNish stated another factor in evaluating historic resources is integrity or the ability of a historic property to convey its significance. She stated it is based on location, design, materials, workmanship, feeling, association, and setting. She stated historic properties do not have to retain all elements to retain their integrity. An example of integrity would be a historic property where a significant person lived and if they would recognize the property if they were to visit it today; and if the answer is yes, the property likely retained its integrity. She stated integrity can change over time; and inappropriate renovations can be removed and historic features can be restored or uncovered resulting in a property recapturing lost integrity.

Ms. McNish stated communities can also consider condition, and generally condition is considered separate from integrity although conditions can impact integrity. She stated if a home of a particular style has had all of its architectural details removed or covered, while the condition of the property may be good, the elements that made it significant are gone so that it no longer retained integrity. She stated a house that has been left to rot and decay but has not been touched can be in very poor condition but has retained integrity. Ms. McNish stated this is why governing bodies often rely on the recommendations made by historic preservation consultants, Historical Commissions, and HARBs as they rely on the framework she has described as well as their knowledge and expertise in local history and historic preservation. Ms. McNish stated the Lower Makefield Historical Commission is a great group that she has worked with extensively over the last three years. She stated they are extremely dedicated to the work that they do in the Township, and she noted that they won the SHPO Community Initiative Award for their work at Slate Hill Cemetery. She stated they have also taken degree level courses in historic preservation.

Mr. Marshall stated he was hired by the Township as a consultant and he has been involved with historic preservation in Bucks County for many years. He stated what has been done is a building inventory taking what has been



done in the past, and using the State guidelines, going through an analysis. He stated the State generally looks at buildings that are over 50 years old; but since it was felt that could not be done in the Township in a foreseeable amount of time, it was decided in consultation with the State that they would use the Surveys that had been done before. He stated he did one of those that had been done by the Heritage Conservancy in 1981. He stated at that time they took the 1891 Atlas and identified on a map where the buildings should be and physically went out and looked for them. He stated for this current Survey, that was used as the base line. He stated when they saw properties that were younger than that but had obvious significance in terms of their architectural style, an association with a prominent person or event they knew about, or were designed by an architect, they were added to the list. He stated photographs were taken of the main buildings and accessory buildings.

Mr. Marshall stated they also did a limited amount of background research using old maps and aerial photographs. With regard to the new properties, Mr. Marshall stated he went to the County, and he has copies of all of the Plan Books that were done from 1903 through 1940; and they are clustering where the Subdivisions are. He stated if there is a Phase 2, they can use that as another base line.

Mr. Marshall stated they also try to determine age. He stated a building that was built in 1740 is more significant than one built in 1940 so knowing the age based on historic documentation is the last phase of the project that they are working on now. He stated if you understand the age you can put a building in context. He stated they also looked at what was listed on the National Register of Historic Places. He stated the Heritage Conservancy has a Local Register of Historic Places that has a number of properties, and those are all organized. He stated they did field work and took photographs, and about 900 photographs have been uploaded to the State's PA-SHARE Website.

Mr. Marshall stated a Report was prepared, and they will do a Survey Report/Final Report for the State since as a funder they will require that.

Mr. Marshall stated the group has come up with three different classes of Resources that were surveyed – Class 1 - Properties that are on or eligible for the National Register of Historic Place and they have been established by the State and Federal Government of being worthy of preservation.

Mr. Marshall stated Class 2 properties are properties that are potentially eligible. He stated in most cases listing on the National Register is completely voluntary so there may be dozens of historic resources that have never been submitted because the owners did not feel like doing it. Associated with that are ones that people have voluntarily listed with the Heritage Conservancy's Register of Historic Places, and their Historical Review Board has said that they are at least of local significance and worthy of preservation.

Mr. Grenier asked if any of those under Class 2 have been part of some sort of Cultural Resources Survey as part of the Section 106 process. Mr. Marshall stated there have been a number. He stated also as part of the Subdivision and Land Development process Act 537 reviews and other reviews are done to determine the impact on historic resources. He stated Applicants/developers have to submit materials. He stated it is not just 106, which is the Federal program, and there is also a parallel State program.

Mr. Marshall stated Class 3 properties are all other historic resources that were of an age to be potentially significant, and that was the largest number of properties. He stated while he would love to see them preserved, the Historic Commission has come to the conclusion that is not the Township's responsibility to get involved in that since there are so many; and they want to focus on the ones which are felt to be the most important.

Mr. Marshall stated he believes about 12% of the properties that he surveyed were ranked number one, and about 30% were ranked number two. He stated over half of the properties were historical, but they did not seem to meet the criteria for a class one or two. He stated the idea of ranking the properties, one, two, and three is based on other Surveys done throughout the Commonwealth and Nation.

Mr. Grenier stated he felt that there were preliminary maps of the sites that were evaluated. Mr. Kratzer stated they have generated that internally. Mr. Grenier stated looking at the maps may enable them to see clusters of properties which could be a District. Ms. Hanville stated there are clusters. Mr. Marshall stated while Edgewood is the biggest collection, across the Township there are others adding that the more rural areas are less developed. Mr. Marshall stated there is a cluster of houses along the Delaware River built by mostly prominent Trentonians which are interesting in terms of architecture and style and having a unique streetscape; and that is something in the future that could be dealt with.



Mr. Grenier thanked the Historical Commission for hosting the Open House where residents were invited to come in and provide additional information. He asked Mr. Marshall how many homes were evaluated. Ms. Hanville stated she believes that Mr. Marshall evaluated over 300 homes. Mr. Marshall stated there were two categories – ones that were photographed and submitted to the State and the other is a whole tier of buildings that are 1900 to 1930 that were captured, but they did not want to focus on those. He stated they are focusing on the ones that are pre-1900.

Mr. Grenier asked if there is a data base that can be accessed. Ms. McNish stated she estimated the information provided to PA-SHARE should be available in the next few months. Mr. Grenier asked if the public would have access to that; and Ms. McNish stated some of the data will be accessible to the public and some will not. She stated they are working on an updated external search which is much more user-friendly for the general public, and she can send links for that to Ms. Hanville and Mr. Majewski if there is desire to put them on the Township Website.

Ms. Hanville stated a volunteer has been coordinating the archiving project. She stated a Grant has also been submitted to Historic Archives Record for \$5,000. She stated the ultimate goal is to make everything public. Mr. Kratzer stated there is no match for the Grant Ms. Hanville just referred to.

Mr. Lewis asked if within each of the three ranking categories, there is good, fair, and poor; and he asked if the final Report will include a percentage breakdown for the good, fair, and poor. Mr. Marshall stated he has not done that analysis. Mr. Marshall stated a house could be a great example of an early house that just was not maintained or it could be a great example of a house that is not that significant. Mr. Lewis stated where we have properties that we are concerned about that are in private hands that rank as poor it could be a higher value if “we put a watch on.” Mr. Marshall stated he feels that the Class 1, 2, or 3 is more important than the status in terms of reversibility of changes that were made. He stated some changes cannot be reversed.

Ms. Blundi thanked everyone for their work on this. She stated there is a home that was mentioned at last evening’s Zoning Hearing Board near 136 Old Oxford Valley Road, and the builder is now considering keeping it. She stated she would like to know more about that particular house as that discussion moves forward. Ms. Blundi stated there was conflicting information provided about the date of that structure.



Ms. Hanville stated if they get funding for the next part of the project, they are hoping to build out the histories of the properties that they have designated one and two. She stated Mr. Ralph Thompson, a previous member of the Historical Commission, did research on a lot of those properties; and Mr. Marshall is looking at the properties that Mr. Thompson did not research.

#### Floodplain Management Ordinance

Mr. Majewski stated there was recently a review done by the Insurance Services Office which is working for FEMA administering the Community Rating System Program of which Lower Makefield participates to allow for a 15% discount in flood insurance rates through the NFIP (National Flood Insurance Program). Mr. Majewski stated as part of that, they identified some changes that needed to be made to the Ordinance to maintain that discount. He stated the Floodplain Management Ordinance is currently in the Zoning Ordinance, and most towns have a separate, stand-alone Floodplain Ordinance as a separate Chapter of the Township Code. He stated he and the Planning Commission are recommending that we take it out of the Zoning Ordinance and put it as a stand-alone Ordinance. He stated it will have the same effect as it does now, but it will be easier for the public to find. He stated there is also an Amendment to repeal those Sections of the Zoning Ordinance and they would now be in the separate Chapter with some minor changes to the Zoning Ordinance to point to Chapter 114 and a minor change to a definition.

Mr. Majewski stated the Township solicitor will be making some minor changes as well.

1. Approve Authorizing the Advertisement of a Stand-Alone Floodplain Management Ordinance to be Consistent With the Current Requirement of FEMA's Community Rating System

Mr. Lewis moved and Ms. Blundi seconded to authorize the advertisement of a stand-alone Floodplain Management Ordinance to be consistent with current requirements of FEMA's CRS system.

Mr. Grenier stated with regard to critical infrastructure – substations, etc. there is an ASCE 24-24 that provides guidance in how to build; and he asked if we have any consideration of a substation or anything else in our Ordinance that might be considered critical infrastructure

if it were to be built. Mr. Majewski stated that is in the Township Building Codes, and the International Building Codes now reference ASCE 24-24, so that is covered.

Mr. Lewis asked what is the CRS Class that we are now. Mr. Majewski stated he believes that it is 7. Mr. Lewis asked how difficult it would be to get to 6 or 5. Mr. Majewski stated we will have a visit from the Insurance Services office in a few weeks to go through and re-validate all of our points. He stated they are constantly tweaking the points that you get. He stated while we do more and get more points, we then lose points in other areas whenever they look at it. He stated the goal is to look at what we could potentially do to get to the next higher class. Mr. Lewis stated that could get us to a 20% or 25% flood insurance premium reduction. Mr. Majewski stated some of the things that we are looking to do over the coming years may put processes in place that garner a significant amount of points so that we may be able to go up. He stated our goal is to achieve a higher discount rate.

Mr. Grenier asked if we were to get the Federal money which could be several million dollars to do stormwater/floodplain management work, are there opportunities there to further improve our rating by doing those types of projects. Mr. Majewski stated that would be included in the menu of items that you can choose from to get more points.

Motion carried unanimously.

2. Approved Authorizing the Advertisement of a Zoning Ordinance Amendment to Eliminate Floodplain Management Requirements

Mr. Lewis moved, Mr. Ross seconded and it was unanimously carried to authorize the advertisement of a Zoning Ordinance Amendment to eliminate floodplain management requirements.

Approve Authorizing the Advertisement of a SALDO Ordinance Amendment to Eliminate Inconsistent Provisions with the Recently-Adopted Stormwater Management Ordinance

Mr. Majewski stated the Board recently adopted a new Stormwater Management Ordinance. He stated a lot of items that were in the Subdivision and Land Development Ordinance have been pulled out so that it is a separate, stand-alone Ordinance that is applicable to all types of projects; and this Ordinance Amendment is a reconciliation to repeal those provisions of SALDO that would be duplicative or in conflict with the newly-adopted Stormwater Management Ordinance.

Ms. Blundi moved and Mr. Ross seconded to authorize advertisement of a SALDO Ordinance Amendment to eliminate inconsistent provisions with the recently-adopted Stormwater Management Ordinance.

Mr. Grenier asked Ms. Carlton if she had an opportunity to review this; and Ms. Carlton stated she has, and they will be making some minor revisions and the submit it for advertising.

Motion carried unanimously.

ENGINEER'S REPORT

Mr. Grenier stated the Board received the Report in their packet, and the Board had no questions at this time.

MANAGER'S REPORT

Ratify and Confirm the Township Manager's Acceptance of a Professional Services Proposal from Steel in the Air, Inc. Relating to the Existing Cellphone Tower at 1347 Woodside Road

Mr. Kratzer stated the Township currently has a Communication Site Lease Agreement with American Tower Corporation that was entered into initially in 1998 in which there was an initial term established, and that Lease runs through December 22, 2028. He stated American Tower as the Lessee working through a Lease Management company called Lease Next Tier LLC has approached the Township about the potential re-negotiation of the terms relative to the Lease



Agreement. Mr. Kratzer stated there are options that are Lessee options within the existing Lease which they can exercise, but the base term goes through 2028. He stated there are different options and structures that have been proposed by American Tower Corporation, and the Township was looking to engage an expert to advise the Township on this matter so that the Township can position itself to get the most favorable terms for the Township.

Mr. Kratzer stated consistent with those discussions we executed a proposal with Steel in the Air, Incorporated at a cost of \$10,0000; and they are seeking ratification and confirmation of that action.

Ms. Blundi moved and Mr. Lewis seconded to ratify and confirm the Township Manager's acceptance of a professional services proposal from Steel in the Air, Inc. relating to the existing cellphone tower at 1347 Woodside Road.

Mr. Grenier stated we are "spending a little bit of money to get some expert advice so that hopefully we can get a lot more money," and Mr. Kratzer agreed. Mr. Kratzer stated between revenue share and current monthly rent, the Township receives in excess of \$20,000 a month. He stated spending \$10,000 to make sure that we are negotiating favorable terms and maintaining that benefit over an extended period makes sense.

Ms. Carlton stated she would like to be able to make a few minor changes/ suggestions to the Consulting Agreement. Mr. Kratzer stated while he has communicated back to Steel in the Air that we are interested in engaging them for their services he has not sent them back an executed proposal or Agreement so there is the ability to modify it. This was acceptable to the Board.

Motion carried unanimously.

#### PUBLIC WORKS

##### Approve Change Order #1 Cardinal Drive Tennis Courts from Keystone Sports Construction in the Amount of \$8,827.87

Mr. Fuller stated Keystone Sports is one of the premier court constructors. He stated a design engineer was hired to finalize drawings. One item of the Change Order was that through the design process they recommended adding some reinforcement in the curbing around the courts, and Keystone

agreed. Mr. Fuller stated that was not in the original scope. He stated another item he brought forth was the addition of a vehicular gate to access the courts for future maintenance which was also not in the original scope of work.

Mr. Kratzer stated the original project budget was \$400,000; and even with the proposed Change Order, the new Contract sum would be a little over \$275,000.

Mr. Ross moved, Mr. Lewis seconded and it was unanimously carried to approve Change Order #1 from Keystone Sports Construction in the amount of \$8,827.87

Approve Proposal from HRG for Highland Drive Drainage Improvements Project Construction Phase Services and Construction Observation Services

Mr. Fuller stated this is a T & M proposal with an estimated cost of \$50,000 with about \$15,000 allocated to the construction phase which would include pre-construction meetings, submittal reviews, Change Order work directive, construction management, and invoicing; and the construction observation would be the field staff observing the contractor during the construction phase.

Mr. Ross moved and Mr. Lewis seconded to approve the proposal from HRG for Highland Drive Drainage Improvement Project Construction Phase Services and Construction Observation Services.

Mr. Grenier asked if everyone is satisfied with all of the terms and conditions, and Mr. Fuller stated it would fall under the Professional Service Agreement in place with HRG.

Motion carried unanimously.

SOLICITOR'S REPORT

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

Ms. Carlton stated at the Zoning Hearing Board meeting, the Board approved the Variance for 136 Old Oxford Valley Road. While two Variances had been requested, the Application was amended during the Hearing, and only one

Variance needed to be granted. She stated she will be attending future Zoning Hearing Board meetings including on August 19<sup>th</sup> when her office will be either participating or opposing three Applications on behalf of the Township.

#### OTHER BUSINESS

Mr. Grenier stated the Morrisville Municipal Authority put out a Public Notice and published their plan for their new facility. Mr. Kratzer stated it is now on the Township Website, and there is also a link to access documents relative to the project. Mr. Grenier stated even though we do not own our Sewer system, part of our sewage goes there; and that facility will have an impact on our Sewer rates. Mr. Kratzer stated Aqua, as the Sanitary Sewer provider, will bear the cost associated with treatment that is occurring in that portion of the system. He stated there is a 30-day public review process which commences upon the first publication of the Notice in a newspaper of general circulation. Mr. Kratzer stated once it is determined when they will publish, the deadline for comment will be put on the Township Website. Mr. Grenier stated if the Board of Supervisors wants to submit a formal comment that can be organized.

Mr. Grenier stated the School District will be having their Public Hearing on the new High School on September 4, and that will affect our residents. Mr. Grenier stated we have invited the School District to give a presentation at the Township. Mr. Kratzer stated the Superintendent has indicated that he is willing to come to a Township meeting.

Mr. Lewis stated that Representative Fitzpatrick recently wrote EPA Administrator Zeldin about a proposed land development in the Township with specific concerns about stormwater management. Mr. Lewis suggested that we write to Administrator Zeldin and offer information about the proposed land use and ask for any of their staff support if they want to provide additional review of that. Mr. Lewis stated we still have a leaking pipeline in Upper Makefield which impacts Lower Makefield residents, and we could ask Administrator Zeldin the status of that as well and ask if he could be helpful with that. The Board was in favor of this, and Mr. Kratzer stated he would be willing to prepare a draft letter to be circulated to the Board. Mr. Grenier asked if this would be sent to the Regional EPA office, and Mr. Lewis suggested sending a copy to the Regional office.



APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Lewis moved and Mr. Ross seconded to appoint Mr. Robert Heinz to the Zoning Hearing Board.

There was discussion whether this would be as a full member or an alternate. Ms. Blundi stated at this point there is only an Alternate position available on the Zoning Hearing Board, but by September there will be the need for a full member since there is an existing member who is moving out of the Township. Ms. Blundi stated while there are Zoning Hearing Board Alternates, because of their careers, they are not available; and they are trying to get Alternates who are available.

Mr. Lewis asked if the suggestion is that Mr. Heinz be appointed an Alternate now and a full member in September. Mr. Grenier stated the only vacancy we have at this time is for an Alternate; so Mr. Heinz could be appointed as an Alternate now, and the Motion should be revised.

Mr. Lewis moved to revise the Motion to appoint Mr. Heinz as an Alternate member of the Zoning Hearing Board. Mr. Ross seconded, and the Motion carried unanimously.

ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS

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

There being no further business, the meeting was adjourned at 9:05 p.m.

Respectfully Submitted,



James McCartney, Secretary

