

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – SEPTEMBER 3, 2025

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on September 3, 2025. Mr. Grenier called the meeting to order at 7:40 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 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 gloves and water to stay hydrated. If you have any questions, you can e-mail Monica Tierney at monicat@lmt.org.

Mr. Grenier stated in accordance with the requirements of the Pennsylvania Sewage Facilities Act No. 537, Falls Township and Morrisville Borough are preparing to submit to the Pennsylvania Department of Environmental Protection (PADEP) a Sewage Facilities Act 537 Plan Update revision for the decommissioning of the Morrisville and Keystone Trade Center Wastewater Treatment Plants and the construction of a new regional wastewater treatment plant at the Keystone Trade Center. The 30-day required public

comment period opened on August 13, 2025 and ends on September 12, 2025. Township residents may forward written comments to David W. Kratzer, Jr., Township Manager, Lower Makefield Township, 1100 Edgewood Road, Yardley, PA 19067 or send via e-mail to dkratzer@lmt.org. Additional information including the Act 537 Plan Update can be found on the Township Website at www.lmt.org.

Mr. Grenier stated the Pennsbury School District will hold a public Act 34 Hearing on Thursday, September 4, 2025 at 7:00 p.m. at Fallsington Elementary School (134 Yardley Avenue, Fallsington, PA) to review plans for the construction of a new Pennsbury High School. Additional information can be found on the District website at www.pennsburyisd.org.

Mr. Grenier stated Parks for Pollinators BioBlitz will be held in September with guided pollinator walks on 9/6, 9/13, 9/21, and 9/27, plus evening Moth Nights on 9/6 and 9/13 at Five Mile Woods Preserve. Additional information can be found on the Township website at www.lmt.org.

Mr. Grenier stated in recognition of the 24th Anniversary of the 9/11 attacks, the Garden of Reflection (1950 Woodside Road) will host a morning ceremony to commemorate the day. The ceremony will begin at 8:30 a.m. Additional information can be found on the Township website at www.lmt.org.

Mr. Grenier stated the Lower Makefield Township Police Department is hosting a Town Watch Informational Meeting on Tuesday, September 23, 2025 at 7:00 p.m. in the main meeting room of the Township Building.

Mr. Grenier stated the Human Relations Commission has an opening for a High School student and is looking to appoint a Freshman, Sophomore, or Junior between the ages of 15 and 18 who lives in the Township and is actively enrolled in an accredited High School to be a non-voting student. The position requires students to participate in regular monthly meetings, participate fully, and represent the voices of the youth in our community. Appointed terms vary depending on the appointees grade level at the time of their appointment. For more information visit the Township's Boards and Commissions page on the Township Website or email admin@lmt.org.

PUBLIC COMMENT ON NON-AGENDA ITEMS

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

CONSENT AGENDA ITEMS

Mr. Ross stated he would like to shift some of the items from the regular meeting Agenda to the Consent Agenda, and Ms. Carlton stated the Board is able to do that.

Mr. Ross moved to move Items 7 a and b, 9 b, c, d, 10 a, b and 11 b to the Consent Agenda. Ms. Blundi agreed to second provided 7 a was removed, and this was agreeable to Mr. Ross.

Ms. Carlton stated 9 c needs to be amended which is the Advertisement of the LMT Amusement Tax Ordinance changing “parking tax” to “amusement tax” in Section 182-80A2.

Motion carried unanimously to approve the following Consent Agenda Items:

- Approved the Minutes for the August 20, 2025 meeting
- Approved to award the 2025-2026 Bucks County Consortium Salt Bid to Morton Salt, Inc.
- Approved to authorize Payment Application #1 to Landis Bonfitto Mechanical Group, Inc. in the amount of \$17,112.04 for the Meeting Room Rooftop AC Unit
- Approved to authorize Payment Application #1 to Landis Bonfitto Mechanical Group Inc. in the amount of \$27,399.93 for the Police Department Rooftop AC Unit
- Approved authorizing the solicitation of Bids for Patterson Farm Buildings Asbestos Abatement
- Approved authorizing the advertisement of the LMT Special Event Ordinance
- Approved authorizing the advertisement of the LMT Amusement Tax Ordinance
- Approved authorizing the advertisement of the LMT Parking Facilities Tax Ordinance
- Approved authorizing a purchase of materials for the Five Mile Woods ADA Accessibility Project (funded in part using 2025 PECO Green Region grant in the amount of \$10,000)
- Approved Payment Application #2 to Keystone Sports in the amount of \$78,719.50 for the Finch Court Tennis Courts
- Approved the proposal from Pennoni to inventory/review the current traffic signals at a proposed lump sum fee of \$10,300.00

Mr. Rubin asked if Item 10 c was included in that Motion, and the Board stated it was not adding that it will be discussed separately.

COMMUNITY DEVELOPMENT

Approve Authorizing the Solicitation of Bids for the Fall, 2025 Tree Planting

Mr. Grenier stated the Board received the Bid document and the planting list in their packet.

Mr. Lewis moved and Ms. Blundi seconded to authorize the solicitation of Bids for the Fall, 2025 Tree Planting.

Mr. Grenier stated the list came from the EAC but he has concerns with some specific species. He noted the area near the Library on Edgewood Road where they have listed 13 red sunset maples to replace the Bradford pears that were recently removed as they are considered a Pennsylvania noxious weed. He stated he would recommend a native flowering dogwood in lieu of the red sunset maples. Mr. Majewski recommended consulting with the landscape architect from HRG to make sure whatever is picked is suitable for that location.

Ms. Blundi stated they want something that is the right size and shape for that area since a number children walk on that path and we also do not want something that will rip up the sidewalk. She stated they should work within the Native Ordinance. Mr. Grenier stated they should make sure that they go “true Native.” He noted a London plain tree is on the list, and he would not be in favor of that as it is a hybrid; and he would switch that to an American sycamore. Mr. Majewski stated they need to check on availability.

Ms. Blundi stated also on the list is the replacement of the Arbor Day tree that was just planted. Mr. Kratzer stated that was sourced direct, and there is no warranty on that. Ms. Blundi stated we should not plant any trees without a warranty.

Mr. Grenier stated willow oaks are on the list and are endangered in Pennsylvania, and he is not sure they will be available; and we may need to replace that with something else. Mr. Majewski stated they will look at all of the substitutions noted and revise the Bid documents before they are put out.

Mr. Grenier stated he would like to see more community involvement in the tree planting. Mr. Majewski stated they could consider that for the spring.

Motion carried unanimously.

ENGINEER'S REPORT

Mr. Grenier stated the Board received the Engineer's Report in their packet. The Board had no questions at this time.

MANAGER'S REPORT

Approve Subscription Quote from Nearmap US, Inc. in the Amount of \$21,167.00 Relating to Stormwater Utility Fee Development and Planning and Zoning Use

Mr. Kratzer stated this relates to the ongoing discussion about the potential levying of a Stormwater Utility Fee in the Township. The proposal is a way to collect the required impervious surface data in order for HRG to evaluate rate structures, etc. He stated what is proposed is more cost-effective than how this data previously was acquired which was the commissioning of low-flying flights, and the technology has advanced through imagery and using artificial intelligence so that there is the potential to capture the information in a much more efficient and effective way.

Mr. Kratzer stated in addition to its utilization for the on-going discussion related to a Stormwater Utility Fee, there is also great utility from a Planning and Zoning use. He stated we deal with impervious surface issues when residents apply for Zoning Permits, and a majority of the Zoning Hearing Board cases involve impervious surface matters. He stated the clarity of the data and the scale in which the data is provided through the Nearmap solution would all add utility to the function of the Community Development Department.

Mr. Majewski stated there is utility in having a higher-resolution aerial photograph, and there is value in that for Zoning, Planning, and Code Enforcement. Mr. Kratzer stated we worked with HRG and their team to balance cost, and there is additional information through the Nearmap platform that we may find has utility in the future.

Mr. Grenier asked if the public will have access to this through the Township Website once we get the data. Mr. Kratzer stated at this point it is internal. He stated there is a public-facing licensing component where they can provide the Nearmap imagery on a public-facing website, and the additional cost associated with that would be \$2,000 as noted in the e-mail that was attached to the materials in the Board's packet.

Mr. Lewis stated for homeowners who receive a Stormwater Management Fee it will be good to be able to show them the image of their property so that they can see the impervious/pervious surface. Mr. Lewis asked if the decision needs to be made now about the "\$2,000 decision," and Mr. Kratzer stated it is his understanding that the relationship has the ability to be expanded if we determine other potential useful means to use and share the information.

Mr. Lewis asked if anything that we create as data that sits on top of their mapping system, is stored in KML or universal tools that we can then either export or reuse with other mapping software. Mr. Grenier stated it seems to be ESRI-based or GIS-based which you can easily put into Google Earth or export.

Mr. Lewis moved and Mr. Ross seconded to approve the subscription quote from Nearmap US in the amount of \$21,167.00 relating to Stormwater Utility Fee development and Planning and Zoning use.

Motion carried with Mr. McCartney opposed.

PARK & REC

Approve Change Order #2 from Keystone Sports Construction in the Amount of \$48,816.16 for the Finch Court Tennis Courts (original project budget – \$400,000; revised budget inclusive of Change Orders #1 and #2 and engineering - \$350,478.30

Mr. Fuller stated as part of the reconstruction project of the courts, the entire court surface was removed and taken down to sub-base conditions. During the removal of the existing sub-base, there was a 40 by 40 area where unsuitables were encountered with high groundwater along with about half of the new perimeter curb that would house the new fencing system. Mr. Fuller stated the Change Order is to undercut and do sub-base repairs along with an underdrain

system in the 40 by 40 area and also do a slight undercut in the perimeter curb area. Mr. Fuller stated the existing court was not as bad in those areas, and the areas where there was cracking actually had better sub-base conditions so it was a surprise to the design engineer, Keystone, and himself.

Mr. Grenier asked if they did cores in those areas, and Mr. Fuller stated they did not as they focused more on the center line of the court that had the large cracks in it. Mr. Grenier asked if they were to have done more cores what would have been the unit cost per core. Mr. Fuller stated they would still be doing this repair; although if they had known about it earlier, it would have saved some time as they had to get the Change Order from the contractor.

Mr. Ross moved and Mr. McCartney seconded to approve Change Order #2 from Keystone Sports Construction in the amount of \$48,816.16 for the Finch Court Tennis Courts (original project budget - \$400,000; revised budget inclusive of Change Orders #1 and #2 and engineering - \$350,478.30).

Mr. McCartney stated he understands they are repaving two tennis courts, and he asked if they are re-lining pickleball courts within that; and Mr. Fuller agreed adding it is two permanent tennis and four portable pickleball. Mr. McCartney asked about the color scheme, and Mr. Fuller stated it is matching the Township scheme of green and blue. Mr. Fuller stated the primary are tennis colors, and the pickleball is a thin blue line.

Mr. Zachary Rubin, 1661 Covington Road, stated there are other pickleball venues that need work. He stated there is litigation involved with the courts at the Garden of Reflection; and if there is a positive outcome to that litigation monies should be coming into the Township which should go to the pickleball courts. He stated if the Township loses that litigation, the Township is still responsible to maintain the courts. He stated there are 200 members of the pickleball league who also play at Revere which was built on top of a Toll Bros. "construction dump." He stated in 2016 there was an agreement between the Township and Toll Bros. to split the \$80,000 cost to rehab those courts; however, those courts are failing. He stated the center court has a crack that is very dangerous to the players.

Motion carried unanimously.

PUBLIC WORKS

Approve the Proposal from Armour & Sons Electric in the Amount of \$10,976.00 to Add a Blank Out “No Turn on Red Sign” and Lead Pedestrian Interval at the Intersection of Stony Hill Road and Township Line Road

Mr. Fuller stated after the improvements were done on Stony Hill Road related to Prickett Preserve, there is the potential that vehicles coming over the bridge on Stony Hill Road are not obeying traffic laws and not stopping at the red light and yielding to pedestrians in the crosswalk. SAFE, the traffic engineer, feels that since the pedestrian crossing is too far back, it is an issue with drivers not paying attention to pedestrians on the right-hand side. Rather than having a “no turn on red” all the time which would back up traffic, if a pedestrian activates the pedestrian crossing, vehicles would get a “no turn on red,” and pedestrians would get a lead time so that they can get safely across; and then the right turn on red would resume.

Mr. Ross moved and Mr. Lewis seconded to approve the proposal from Armour & Sons Electric in the amount of \$10,976.00 to add a blank out “No Turn on Red Sign” and lead pedestrian interval at the intersection of Stony Hill Road and Township Line Road.

Mr. Grenier asked if they coordinated this with the Police Chief; and Mr. Fuller agreed adding that PennDOT was also in favor as it increases pedestrian safety, and the PennDOT Permit has already been approved. At this point, it is just the cost to erect the sign.

Mr. Lewis stated we have received concerns from pedestrians about this.

Motion carried unanimously.

SOLICITOR’S REPORT

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

Ms. Carlton stated four matters will be before the Zoning Hearing Board on September 16, and her office has been authorized to participate in two of those matters.

Mr. Lewis stated the Disability Advisory Committee found an accessibility issue related to a project in process. He stated they reached out to the developer who responded quickly and will be resolving the issue as to accessible parking.

Mr. Lewis stated the Human Relations Commission is now starting to receive complaints from people under the Act which is constructive.

Ms. Blundi stated the Trenton Mercer Airport Review Panel has been discussing issues related to the flight school that is now being operated out of the Airport. She stated the planes are coming over Yardley which has created a sound issue. She stated there is also increased helicopter traffic, and the Bucks County Courier had an article about this issue.

DISCUSSION ITEMS

Reorganization of and Discussion Re: Township Advisory Boards and Commissions

Mr. Grenier stated there are a lot of volunteers who participate on the many Advisory Boards and Commissions in the Township and provide great feedback. He stated over the years some of the Committees have not been meeting as much or their Charter may not be as up-to-date as it could be. He stated the Board has been discussing this and received feedback from different Committees over the years about possibly re-organizing, combining some of them, sunseting some of them depending on what the need is, and making some of them Ad Hoc. Mr. Grenier stated he would like the Board to consider this and get input from their Committees where they serve as Liaison.

Mr. Lewis stated he feels that there are some Boards we could consolidate. He stated we may also have a few Boards that we need to create plans for sunseting as they may be useful for only another two to three years. He stated there are also some questions as to how we might handle public safety and infrastructure more broadly. Mr. Lewis stated the Patterson Farm Master Plan Committee was stated, there was a sunset, and then it was extended for a period; and that has worked well.

Mr. Grenier noted the Electricity Reliability Committee which has done great work as advocates for the Township with PECO and others. He stated we do not own the electric and other utilities but we want to continue to look to see where there could be improvements, and he feels the Electricity Reliability Committee could morph into a Utility Oversight Committee.

Mr. Zachary Rubin stated there has been precedence about reorganization. He stated there was previously a Cable TV Advisory Board, and after 1997 the Federal Government took away the Municipality regulation of Cable TV setting rates and content; and the Cable TV Advisory Board morphed into the Electronic Media Advisory Committee which expanded their outreach.

Mr. Rubin stated there is a big distinction between Advisory Boards and Review Boards. He stated it is important to have Advisory Board since that is a way the community can have input. Mr. Rubin stated he feels a Supervisor only has a finite amount of time to attend the Advisory Boards and other Township meetings. He stated he feels the Board of Supervisors should explore that the Liaison position to an Advisory Board be eliminated; and if the Advisory Board has something important, their Chairperson should come in front of the Board of Supervisors and make a report.

Mr. Kratzer stated the staff has observed they want to be in a position to better support the Committees, but there are time limitations with that. He stated there is also some frustration if there is a lack of understanding as to the Township's limits in terms of formal jurisdiction over certain issues.

Discussion Re: Potential Land Use/Economic Development Strategic Planning Exercise for SR332/Stony Hill Road/Township Line Road/Edgewood Village Area

Mr. Grenier stated there has historically been development pressure in this corridor, and at the same time the Township has also tried to promote historically-traditional neighborhood development in this area. He stated there is a certain level of historic preservation included with Edgewood Village and some other areas. He stated they want to take a holistic view of the corridor such that the community takes control of potential development in that area as opposed to a developer coming in and telling the Township what they are going to do. He stated he wants to plan ahead so that we can have more input as to how the corridor eventually gets developed or re-developed.

Mr. Grenier stated while a process has not been developed yet, they are looking to get input from the community; and they are looking to the staff to provide guidance and options based on their experience.

Mr. Kratzer stated in addition to the development pressures and activity that has occurred in this area of the Township, this is also coming out of the Comprehensive Plan as well. He stated when the Township adopted the Comprehensive Plan in 2019 there were specific goals and objectives related to the O/R (Office/Research) District and looking at potential for more Mixed-Use development, more interconnected development, and more design-conscious development as there is reference in the Plan to design standards. He stated there is also a direct tie-in with the Edgewood Village District in the Comprehensive Plan to make sure that as development activity occurs in that corridor particularly if it is non-Residential development which is the case in part at Prickett and likely at Shady Brook where there have been some discussions about re-development there, that development is compatible and supportive of Edgewood as a historic core of the community.

Mr. Kratzer stated the Township staff is happy to participate and support the discussion and bring tools to the Board to help in their decision-making process.

Ms. Blundi stated that area of the Township is unique in that it borders two other Townships and what they do directly impacts Lower Makefield. She stated Holy Family is going to be working on revitalizing their campus and building dorms; and we need to consider how we can best partner with that project in a way that helps Lower Makefield keep control of our community to the extent that we can.

Mr. Grenier stated they will look to put together a schedule and ideas as to how to get community and other input so that we can start to develop plans and ideas that can be put into motion. Mr. Grenier stated they could look at re-Zoning, Overlays, and design standards so that Historic Districts are actually historic looking, and that adjacent areas tie in to those areas including walkability and connectivity so that we maintain a community feel.

Mr. Lewis stated he strongly supports this and agrees with Ms. Blundi as to how we might integrate with Middletown and Newtown. He stated we also need to consider accessibility for all types of people to be able to live within the community and not be boxed out because of cost or circumstances. He stated we also need community input on what types of uses we want to allow. He stated there may be some land uses that people are not interested in supporting in this District. He stated in Pennsylvania there has been a large influx of data centers, and that may not be something that we want to support in this area. He stated landowners also want some certainty about their rights and opportunities to develop in a constructive way.

OTHER BUSINESS

Mr. Grenier stated this was the first day of School for Pennsbury students, and he reminded drivers to be thoughtful of students walking to and from school and getting on and off buses.

APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Lewis moved, Mr. Ross seconded and it was unanimously carried to approve the following appointments/reappointments to the Environmental Advisory Council:

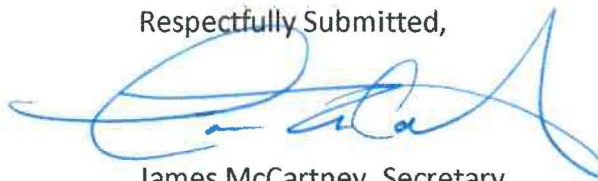
- Appoint Dominique Mitchell from Alternate Member to a Full Member
- Appoint Eleanor Turner as a Full Member
- Appoint Elizabeth Quigley as an Alternate Member
- Re-appoint Soumya Dharmavaram
- Re-appoint James Bray
- Re-appoint Alan Dresser

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 8:35 p.m.

Respectfully Submitted,



James McCartney, Secretary