

LOWER MAKEFIELD TOWNSHIP  
BOARD OF SUPERVISORS  
December 3, 2025  
7:30 pm

**To view the meeting in real time you can watch it on the Cable Channels:**

Comcast Channel 22  
Verizon Channel 2120

**You can also view the meeting in the following formats but there will be a slight delay.**

Facebook: <https://www.facebook.com/LowerMakefieldTownship/>  
YouTube: <https://www.youtube.com/channel/UCOq0e9VmBEZppWBFJbI9uAA>  
Website: [www.lmt.org](http://www.lmt.org)

**Public Comment will be available by phone when the chair calls for public comment. You can dial in by following these easy steps.**

- 1.) Dial **646-876-9923**
- 2.) Enter meeting ID **267 274 1100#** when prompted
- 3.) Click # when prompted to enter the participant ID
- 4.) You are now in the meeting, please wait to speak with the moderator

PUBLIC COMMENT ON AGENDA ITEMS WILL BE TAKEN AS EACH ITEM IS DISCUSSED

1. CALL TO ORDER – John B. Lewis, Vice Chair
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. COMMUNITY ANNOUNCEMENT
  - a. Reminder—During this portion of the agenda, residents and youth organizations may call in to make a special announcement or contact the township at [admin@lmt.org](mailto:admin@lmt.org) to request a special announcement be added to the agenda.
  - b. Reminder that the 2025-26 Deer hunting season has started. All areas being hunted are properly posted. If you have any questions or concerns, you can reach out to the Township at [admin@lmt.org](mailto:admin@lmt.org).
  - c. The Yardley Farmers Market will be at the Community Center, 1550 Oxford Valley Road Yardley, PA 19067 the first and third Saturdays of every month until April 2026 from 9:00 am to 12:00 pm.
  - d. The Lower Makefield Township Police Department invites you to apply for our Citizens Police Academy. A free, interactive program for LMT residents ages 18 and older that gives community members a hands-on look at modern policing in Lower Makefield Township. For more information and how to apply visit the following link: <https://www.facebook.com/share/p/1BtCczEZkb/>.
5. PUBLIC COMMENT ON NON-AGENDA ITEMS

6. POLICE DEPARTMENT PROMOTIONAL CEREMONY
  - a. Detective George Pitcher to the rank of Detective Sergeant
  - b. Corporal Timothy Lis to the rank of Sergeant
  - c. Acting Sergeant David Kasprzyk to the rank of Sergeant
  - d. Officer Michael Urban to the rank of Corporal
  - e. Acting Sergeant Robert Kennedy to the rank of Corporal
7. CONSENT AGENDA ITEMS
  - a. Approve the Minutes for the November 19, 2025 Meeting.
  - b. Approve Warrant List dated December 3, 2025 in the amount of \$472,779.25.
  - c. Approve 2026 Holiday Schedule.
  - d. Accept resignation of Michele Stambaugh from the Lower Makefield Township Disability Advisory Board.
  - e. Ratify and confirm the hiring of Daniel Cochran for the position of Operator in the Public Works Department with a start date of December 8, 2025.
  - f. Ratify and confirm the hiring of Kyle Herbert for the position of Laborer in the Public Works Department with a start date of December 15, 2025.
8. COMMUNITY DEVELOPMENT
  - a. Consider the request for the Release of Financial Security #6 (Final) in the amount of \$82,613.50 for Regency South Carriage Homes—Phases 1.
  - b. Consider the request for the Release of Financial Security #5 (Final) in the amount of \$56,602.75 for Regency South Carriage Homes—Phases 2.
  - c. Consider the request for the Release of Financial Security #7 (Final) in the amount of \$177,838.25 for Regency South Carriage Homes—Phases 4 & 5.
9. ENGINEER'S REPORT
10. MANAGER'S REPORT
  - a. 2026 Fiscal Budget Update
11. PARKS AND RECREATION
  - a. Presentation from Pennsbury Athletic Association re: Proposed Field Updates
12. PUBLIC WORKS
  - a. Highland Drive Drainage Improvements Project
    - General Project Update
13. SOLICITOR'S REPORT
  - a. Consider granting an Access Easement for Patterson Lane for the benefit of the property owners of Parcel Number 20-016-097 and Parcel Number 20-080-048 relating to the potential future roadway vacation of Patterson Lane relating to the Wright Farm Subdivision.
14. SUPERVISORS' REPORTS
  - Daniel R. Grenier – Board of Auditors; Emergency Management; Planning Commission; Stormwater Management Committee
  - John B. Lewis – Disability Advisory Committee; Environmental Advisory Council; Human Relations Commission; Veterans Committee
  - Matthew Ross – Farmland; Historical Architectural Review Board; Historical Commission; Patterson Farm Master Plan Implementation Committee
  - James McCartney – Citizens Traffic Commission; Electricity Reliability Committee; Golf; Park & Recreation Board

- Suzanne S. Blundi – Electronic Media Advisory Committee; Trenton Mercer Airport Review Panel; Zoning Hearing Board

15. OTHER BUSINESS

16. APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

17. ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS IF NEEDED

18. ADJOURNMENT

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