

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

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on December 3, 2025. Mr. Grenier called the meeting to order at 7:30 p.m. and called the Roll.

Those present:

Board of Supervisors: 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

Absent: Daniel Grenier, Board of Supervisors Chair

COMMUNITY ANNOUNCEMENTS

Mr. Lewis stated any 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. Lewis stated that the 2025-2026 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.

Mr. Lewis stated the Yardley Farmers Market will be at the Community Center, 1550 Oxford Valley Road, Yardley, PA the first and third Saturdays of every month until April, 2026 from 9:00 a.m. to 12:00 p.m.

Mr. Lewis stated the Lower Makefield Township Police Department invites you to apply for our Citizens Police Academy a free interactive program for LMT resident 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/1BtCcxEZkb/>

POLICE DEPARTMENT PROMOTIONAL CEREMONY

Mr. Lewis read through the bios of those being promoted and administered the Promotional Oath of Office to the following:

Detective George Pitcher to the Rank of Detective Sergeant

Corporal Timothy Lis to the Rank of Sergeant

Acting Sergeant David Kasprzyk to the Rank of Sergeant

Officer Michael Urban to the Rank of Corporal

Acting Sergeant Robert Kennedy to the Rank of Corporal

PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. Lewis stated those making Public Comment are recognized for an initial three minutes. He stated the Board of Supervisors cannot make any decision on Zoning Hearing Board matters where they have not received a written Finding.

Mr. Frank Falkow, 39 Shady Brook Drive, stated he attended the November 18 Zoning Hearing Board meeting when BTC Banyan won approval of their Variance request by a 3 to 2 vote. He stated at that point he felt that nothing further could be done by the Township even with the sentiment of those residents who live in proximity to the location as well office/condo owners of Floral Vale all being against having the facility take over 600 Township Line Road to house their in-patient mental health and addiction treatment center. He stated on November 19, he heard the Zoning Hearing Board Chair, James Dougherty, came before the Board of Supervisors presenting his concerns about this facility at that particular location and asked the Board to intercede and try to block this company from executing their plan. He stated Mr. Dougherty was advised that within 45 days a written decision by the Zoning Hearing Board would be submitted to the Board of Supervisors who would have 30 days to take action. He asked if the written decision has been submitted, and what is the general sentiment of the Board of Supervisors about trying to nullify the plan by BTC to locate their treatment center there.

Mr. Lewis stated they have not received the written Findings, but he cannot comment further.

Mr. Kratzer stated that Decision will not come to the Board of Supervisors for approval; rather once the Decision is received, the Board of Supervisors would make a decision whether or not to Appeal the Decision to the Bucks County Court of Common Pleas. Ms. Carlton stated a written Decision will be issued by the Zoning Hearing Board solicitor 45 days from the date of the Zoning Hearing Board meeting which was November 18. She stated from the date of delivery, the Board of Supervisors has 30 days to Appeal that Decision. She stated if the Board of Supervisors does nothing, that Decision will remain intact, although other Parties may have the ability to Appeal the Decision as well. She stated there are many rules as to who can Appeal a Decision of the Zoning Hearing Board

Ms. Andrea Vreeswyk stated she is the owner of the 30-year long established Magic Cottage Nursery School in Lower Makefield Township and is also a life-long resident of the Township. Ms. Vreeswyk stated she respects the important role that rehabilitation programs play in helping individuals rebuild their lives, and she has a family member who has suffered from addiction for the last ten years. She stated her concern is about land use, Zoning compatibility, and long-term character of the immediate area. She stated the Day Care Center serves very young children and families choose their Center and spend years with them because of the environment they provide and the stability of the surrounding neighborhood. She stated any major change in the type of business operating next to them affects that environment, and the proposed use is a significant shift from the type of facility that has traditionally occupied this block. She stated placing a rehabilitation center directly adjacent to a Child Care Center raises questions about traffic flow, daily activity levels, parking, and overall appropriateness of having two fundamentally different populations operating side by side. She stated these are considerations that impact families' comfort, long-term enrollment decisions, and continuity of their business. She asked the Board to give serious consideration to going to the Court of Pleas so that this does not happen.

Ms. Melissa Zerbe stated she owns Dance Arts of Yardley and has been at 207 and 208 Floral Vale Boulevard for almost 20 years. She stated her daughter, Marina, is present as well and is a teacher at the studio. She stated she understands that the Board has heard from a lot of her parents, and she shares their concerns since her child is at the studio many times during the week. She stated she has concerns with safety as this incompatible, high-density use introduces a level of risk that is unpredictable. She stated parking is a problem, but the safety of her students is her primary concern. She urged the Board to Appeal the Variances.

Dr. William McElmoyle, 407 Floral Vale, stated he shares the parking lot with his colleagues at Floral Vale. He stated he agrees with those who spoke before him. He stated he and several other physicians serve thousands of patients from the community, and parking is very difficult for a majority of his geriatric patients as parking is limited. He stated he is concerned that if there is any overflow of parking into his facility, it will become a patient safety issue. He asked the Board to re-consider the Decision.

Ms. Michelle Macanane stated she is a resident of Falls Township, but her nine-year old daughter attends the Dance Studio six days a week; and she is concerned about the risk that will be brought into the area. She stated there is no security at the site, patients are free to leave at any point, and there is no one stopping them from going into the Dance Studio parking lot and area. She stated there are young girls attending who are teenage drivers, and she worries about them as well. She stated she agrees with what Ms. Vreeswyk and Ms. Zerbe have already stated.

Ms. Lauren Carey, 1429 Wheatsheaf Road, stated her 12-year old daughter attends Dance Arts of Yardley and is there between 5 and 7 days a week often for long periods of time. She stated it is common that her daughter and her classmates will go outside in between classes and that she waits outside at the end of class to be picked up. She stated they have been comfortable with this because of the safety that is part of the community; however, if this facility is placed here, they will not feel comfortable or have a sense of security for their daughter and her classmates. Ms. Carey stated there have been long-established businesses in this area, and she urged the Board, as representatives of the community, to think of the community and Appeal the Decision.

Mr. Steve McCarsky stated his daughter dances at the Studio. He stated he fully supports treatment for those who need it as his mother went through such a program, and he has deep respect for anyone working toward recovery; but we also know what can happen when we take a low probability of an incident for granted. He stated years ago his home was broken into by a contractor who had recently come out of rehab. He stated the real impact was the impact this incident had on his wife who no longer felt safe in her own home. He stated they moved to Lower Makefield even though it meant a longer work commute because he felt Lower Makefield, where he grew up, was a safe place for families. He stated placing a high-risk institutional use facility immediately beside a Day Care and a Dance Studio full of young girls every afternoon is deeply

concerning. He stated it is not because the treatment is wrong, but it is because the location and supervision matter. He asked the Board to review the Zoning Board Decision and do what those who have already spoken are asking.

Mr. John Marsden, Heacock Meadows, stated his wife is the Director of Magic Cottage and has been there for 15 years. He stated his daughter went there for 6 years, and she is now part of the Dance Arts of Yardley family. He stated Magic Cottage has over 100 families who during a short period of time in the morning and the afternoon come for pick-up, and that time also coincides with the patients that are in these facilities along with the Dance Studio. He stated any overflow parking, specifically with the Variance, will cause a major issue. He stated there are already times when they are double parked, cannot find parking, park in handicapped spaces, and the children are walking through busy parking lots. He stated the Variance specifically for parking must beAppealed, and there can be no more additional parking in this area as it is already congested.

Mr. Marsden stated when an older man approached his daughter in the parking lot a few years ago and asked her for directions she was scared, and she spoke up. He stated the Dance Studio was there for her, and the Police were called. He stated that situation may be different if someone outside of Lower Makefield from Philadelphia, New York, or “wherever they are shipping people in” unfamiliar with the area stops and talks to a young child.

Mr. Geoff Emslie, Yardley-Newtown Road, stated he grew up in the Township, moved away for a while, and has since moved back. He stated he understands the Board cannot make a decision tonight as they are waiting for the paperwork, but he asked if each of the Board members could discuss their thoughts about what will happen going forward. Mr. Lewis stated anything they might say could potentially be used in a Court of Law.

Ms. Elaine Torres-Melendez stated she practices out of 307 Floral Vale, and the back of her office faces the nursing home facility that is being discussed. She stated she agrees with everyone who has spoken for the safety of the patients, the children, and all of those who have been in this community for 35 years.

Ms. Katherine Swankie, 205 Cinnabar Lane, stated her daughter attended Dance Arts of Yardley, her son goes to a speech therapist in Floral Vale, and both of her children have been at Magic Cottage for many years. She stated they always felt safe and secure, and she feels it is very important to make

sure that the children and parents continue to feel that way and are not exposed to potential risky situations with people who are in an unstable place in their life.

Ms. Meredith O'Brien, 1353 Heller Drive, stated her daughter goes to Dance Arts of Yardley, and they spend a lot of time in Floral Vale. She stated her concern is for the children and also the business owners who have been there for 20 to 30 years. She stated they have been strong community members, and now a business will be coming in that has no roots to our community which will potentially run people out of business.

Mr. Tom Strybuc stated he owns 301 Floral Vale which, other than Magic Cottage, is the closest facility to the building being discussed. He stated his office houses peoples' financial information so this could be a safety issue. He stated he knows that parking is going to be an issue. He stated while his children have never gone to Magic Cottage, he sees the joy on the faces of those who are there and how busy it is. He stated while his daughter does not go to the Dance Studio in Floral Vale, she dances at another facility so he knows what a family it is to be at a dance facility; and he is concerned that could be ruined if this facility goes through. He stated he is concerned about what is going to happen to the Day Care. He stated we need to help those with mental health issues in the Country, but he cannot think of anything more important than protecting children.

Ms. Ariel Drurburger stated she lives in Middletown Township in Silver Lake and her children go to Magic Cottage. She stated they are very close with the families there. She asked the Board to keep children away from unpredictable, risky situations. She stated they also need to protect the elderly individuals who live in the communities nearby as they are a vulnerable population. She asked the Board to take whatever steps they can to stop this from going through.

Mr. Jay Rehbit, 216 Penn Valley Terrace, stated he is a "dance dad," and he agrees with everything that was said. He stated the doors are left open at the studio to air it out, and someone could wander in. He stated they would have to add a significant amount of security in order to make this work with this facility going in so close to the dance studio.

Ms. Laura Weber stated while she previously lived in Lower Makefield, she no longer does. She stated her child goes to Magic Cottage. She stated she is a Licensed therapist so she sees the mental health side. She stated

while treatment is needed, this is not the right placement next to a day care facility. She stated it is a dual-treatment facility, and she knows that there are not that many dual-treatment facilities in the area and a lot of people will be sent here from outside of the area which is a legitimate concern. She stated it will not be for just those in the community who are helped, it will be other people coming into our community.

Ms. Jill Boyle stated she lives in Middletown Township, and her daughter dances at Dance Arts of Yardley. Ms. Boyle stated she works at Aronson Speech, and she lives in the neighborhood in the area – Laurel Oaks/Maple Point. She stated during the Hearing the Banyan representative shared numbers that there will be 65 beds, the average patient stays 19 to 21 days, and that would be 1,100 to 1,250 patients a year moving through. Ms. Boyle stated the Banyan representative also stated that the walk-out rate was 9%, although Ms. Boyle stated her research showed that to be closer to 14%. Ms. Boyle stated that means 100 to 189 people are leaving that facility a year.

Ms. Jean Marsilli, Newtown-Yardley Road, stated she agrees with what has been stated. She asked what will be the security at the facility. She stated if it is a half-way house, there should be checking in and checking out and group lessons so that they are not alone there. She stated finding out what the facility will be like would help the residents understand.

Mr. Zach Keel stated he is a Laurel Oaks resident. He stated he watched the Zoning Hearing Board meeting after their Decision had already been given and did some research, and he is now very alarmed. He stated the walk-out rate was stated and the Applicant indicated that there is basically no security as it was just training that their staff gets. He stated they can also check themselves out against medical advice, and they are not providing transportation from the facility although they do provide transportation to the facility. He stated they had also indicated that they only need 6 parking spaces for visitors because many of these people do not have people to come visit them, and he asked what will happen when they check out. He also asked if they are going to have funds to be able to get somewhere. He stated there is no public transit at all by the facility so those who leave will be walking, and they may potentially walk into the neighborhoods, which is a huge concern. He stated the Zoning Hearing Board is supposed to preserve public welfare and safety, which he does not feel they did when they made this Decision.

Mr. Keel stated since he found out about this, he called similar facilities some of which are owned by the same people who will own this facility. He stated he also called some of the businesses around those facilities. He stated they do have a walk-off rate, and that reflects what the Applicant said of 9% and maybe higher. He stated the businesses reported that they do see the people walk away from the facility, they do try to talk to kids, and they sit down in their parking areas and sometimes have to be asked to leave with Police being called. He stated the fears being expressed are rooted in fact, and he hopes the Board will make the decision to Appeal this once they get the written Decision.

CONSENT AGENDA ITEMS

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

Approved the Minutes for the November 19, 2025 Meeting
Approved Warrant List dated December 3, 2025 in the amount of
\$472,779.25 (as attached to the Minutes)
Approved 2026 Holiday Schedule
Accept Resignation of Michele Stambaugh from the Lower Makefield Township Disability Advisory Board
Approved to 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
Approved to 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

A short recess was taken at this time.

COMMUNITY DEVELOPMENT

Mr. Lewis stated it is his understanding that we are not in a position to approve any of the Releases at this time. Mr. Kratzer stated following the site inspection by HRG, the Township engineer, they are recommending, given the outstanding items with all of the respective Phases of Regency at Yardley, that the request for full release be denied. The Board was provided correspondence in their packet that outlined the basis for the denial.

Mr. Lewis asked if it would be appropriate to Table this or remove it from the Agenda; however, Mr. Kratzer stated the Board has to act on these by Statute. He stated the developer was notified of the outstanding issues, and there was a request for an Extension of time, but the developer declined to grant an additional Extension of time to consider these matters. Mr. Kratzer stated Toll Bros. is the developer.

Ms. Blundi moved and Mr. Ross seconded to reject the following:

Reject the Request for the Release of Financial Security #6 (Final) in the Amount of \$82,613.50 for Regency South Carriage Homes-Phase 1

Reject the Request for the Release of Financial Security #5 (Final) in the Amount of \$56,602.75 for Regency South Carriage Homes-Phase 2

Reject 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

Mr. Lewis noted that the original Regency was developed by Toll Bros. and there were significant issues that the Township had to work through, and it cost the Township about \$30,000. He stated they had to address a significant mold issue that was very frustrating and difficult to resolve. He stated even if the punch list is corrected, he would like to know how much the Township spent 8 years ago; and he would like that back with interest.

Ms. Blundi stated the letter from the Township engineer discussed ponding and the inability for certain sections of the Development to properly process water, and this has been an issue that Regency residents have brought before the Board previously; and she is concerned to see that it is ongoing, and the Developer feels that they can walk away. She stated she hopes we will bring whatever resources we can to make them address these issues.

Motion carried unanimously.

ENGINEER'S REPORT

Mr. Kratzer stated the Board received a written report in their packet.

Mr. Lewis stated he believes that we are on track for the Stormwater Management Fee, and Mr. Kratzer stated that discussion will continue at the meeting on December 17.

MANAGER'S REPORT**2026 Fiscal Budget Update**

Mr. Kratzer stated the Public Inspection period following the Board's action on November 19 and the changes that were requested through that discussion were made and the draft was made available beginning on November 24. The required Public Notice was published in the Bucks County Courier Times on November 28. He stated the Public Inspection process runs from the start date of November 24 through the close of business on December 17. He stated at the Board's regularly-scheduled meeting on December 17 beginning at 7:30 p.m. the adoption of the Budget will be on the Agenda for consideration. Mr. Kratzer stated the Budget is available on-line, and there are physical copies at the Township Office. Mr. Lewis stated the Budget can be found on the Township Website at lmt.org.

PARKS AND RECREATION**Presentation from Pennsbury Athletic Association Re: Proposed Field Updates and Approval**

Ms. Tierney was present with Mr. Michael Spillane, 48 Black Road, PAA Commissioner. Ms. Tierney stated the Park & Recreation Board viewed this item in September and voted 4 to 0 to move forward with a recommendation to the Board of Supervisors. She stated usually for repairs to existing infrastructure we would just move forward, but this involves some items and changes that would be more excessive so they are being brought to the Board.

Mr. Spillane stated they have been doing fundraising and saving for a few years for some improvements they want to make to the Lower Makefield baseball and softball fields. He stated they are not asking for any funds from the Township for what they are proposing. Mr. Spillane thanked Christa Castoldi, Fundraising Chair, for her efforts.

Mr. Lewis asked if there is a Website for donations to PAA; and Mr. Spillane stated last year they started the Rally Cap Program, which is a program that accepts donations for people who are dealing with financial struggles and their costs are offset for playing baseball and softball in the League. Those wishing to donate to that program can go to PAABall.com.

Mr. Spillane showed a slide of the fields being used for baseball and softball. He stated the proposal for the Pool field is to remove and update the backstop to a straight up and down backstop to prevent collapse when there is heavy snow, replace the fencing along the first base and third base lines, and raise the fencing between the field and the Pool where trees were taken down on the Pool side which stopped a lot of foul balls from entering the Pool. He stated they also want to install a metal fence for the older girls who need that to play competitively.

He stated they also want to replace the scoreboards at Stoddart 2 and Macclesfield A as they are semi-functional and are eyesores. He stated while they have tried to rehab them, they are too far gone. The replacements would be from the same brand that are there, Nevco, and they would be the same size as what is existing with LED lighting. He stated they would use the existing structures, and the electricity works at both fields. Mockups of the proposed signs were shown.

Mr. Kratzer noted sponsorships were shown on the bottom of the scoreboards, and he asked if that is something PAA is pursuing. Mr. Spillane stated while that is not secured, that is something that they would like. He stated Wegmans and Inspire are their two major sponsors.

Mr. Spillane stated they would also like to be able to run a wire under the ground over to the adjacent field while they are installing the scoreboard so that there would be a complimentary scoreboard on Macclesfield B. He stated if allowed, PAA has the resources to put a second scoreboard at Macclesfield B. He stated at one point he saw plans that Macclesfield B was to be part of the Macclesfield update and be removed; and were that to be the case, they would re-purpose the scoreboard at a field at a different location.

Mr. Spillane stated the Macclesfield H field is in the middle of the complex between the two pavilions, and the baseball field is in the middle of the soccer field and football field. He stated this field was designed as an older player baseball field and has been there for some time. He stated the Township has built other older player baseball fields. He stated Macclesfield H is a good field but it is not used since it does not work for younger baseball and softball players as it has a very large infield and girls softball does not play with a grass infield as they play dirt only. He stated younger boys can play dirt or grass. He stated they want to put some work into the field so that it can be used. He stated it is a good quality field, has good parking, and it is lit.

He stated it is the only lighted field that they can use for younger baseball and softball players. He reviewed the work that would be done including a portable mound so that the field can be used at many different levels.

Mr. Spillane stated they would also like to have a box so things can be locked up and not get stolen.

Mr. Lewis asked about pricing for sponsors for the scoreboards. Ms. Castoldi was present and stated she lives in the Township. She stated they have not yet discussed what the package would be. She stated they do have packages for teams, banners, etc. She stated all of their sponsors are annual-space sponsors, and they are looking into combination packages and the costs. Mr. Spillane stated they are Plexiglas signs that hang off the scoreboard and are not inexpensive. He stated they have a great relationship with Wegmans and Inspire which is why they put them on the mockup.

Mr. McCartney moved, Ms. Blundi seconded and it was unanimously carried to authorize the proposed repairs by PAA.

PUBLIC WORKS

Highland Drive Drainage Improvements Project

Mr. Fuller stated the contractor base coursed the entire road surface between the new culvert and Upton. The focus is now on the culvert itself which is expected to be delivered and set this week. Next week retaining walls will be installed and backfilling will be done. The goal is to install all of the rip rap and accessory items before Christmas and do the base course paving over top of the new culvert. All is weather and materials dependent.

SOLICITOR'S UPDATE

Ms. Carlton stated the Board met in Executive Session prior to the meeting and discussed issues related to Real Estate and litigation.

Approve 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

Ms. Carlton stated the Parcels are owned by Mrs. Edna Dilliplane and Lower Makefield Farmland Preservation, Inc. respectively. She stated this is the first step and the next step would be vacating Patterson Lane.

Ms. Blundi moved and Mr. Ross seconded to approve 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. Motion carried with Mr. McCartney opposed.

SUPERVISORS' REPORTS

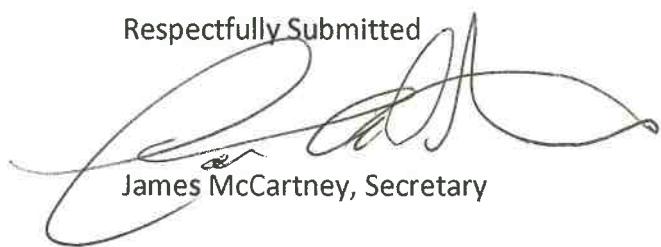
Mr. McCartney stated the Golf Committee met and items of discussion included dynamic pricing, and they will discuss this further at their next meeting.

ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS

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

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

Respectfully Submitted



A handwritten signature in black ink, appearing to read "J. McCartney".

James McCartney, Secretary

