

LOWER MAKEFIELD TOWNSHIP  
BOARD OF SUPERVISORS  
February 4, 2026  
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 – Matthew Ross, 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. 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.
  - c. 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/>.
  - d. The Kiwanis Club Washington Crossing-Yardley invites the public to an exciting evening of Bag Bingo on February 13, 2026 at St. Ignatius Church in Yardley, Pennsylvania. Doors open at 6:30pm and bingo starts at 7:30pm. The event will feature twelve thrilling rounds of bingo where players have the opportunity to win luxury designer handbags. All proceeds from the event will go towards helping underserved families and children in our community. Additional information and registration details can be found on the Kiwanis Club Washington Crossing-Yardley website at <https://washingtoncrossingyardleykiwanis.org>.

- e. The Environmental Advisory Council will be hosting a free Valentine's Day Lecture by Michael Weilbacher called Naughty by Nature on Saturday, February 14, 2026 from 10:00 am to 11:00 am in the main meeting room at the Township building, 1100 Edgewood Road Yardley, PA 19067.

5. PUBLIC COMMENT ON NON-AGENDA ITEMS
6. INTERVIEWS FOR BOARDS AND COMMISSIONS
  - a. 9/11 25<sup>th</sup> Year Remembrance Committee
    - Beth McNamara
    - Ellen Saracini
    - Chaiti Banjaree
  - b. Zoning Hearing Board
    - Larry Borda
7. PRESENTATION—Trenton Mercer Airport Review Panel
8. CONSENT AGENDA ITEMS
  - a. Approve the Minutes for the January 21, 2026 Meeting.
  - b. Approve Warrant List dated February 4, 2026 in the amount of \$368,204.64
  - c. Approve Pay Application #5 to Harris Blacktopping, Inc. in the amount of \$68,867.01 for the 2025 Road Program.
  - d. Ratify and confirm the hiring of Dan McGarrity for the position of laborer in the Public Works Department with a start date of February 2, 2026
  - e. Authorize the Township Manager to execute the Mortgage Agreement relating to the Yardley-Makefield Consolidated Emergency Unit's Fire and Emergency Medical Services Loan in the amount of \$54,029.00.
  - f. Accept the quote from Ranson Hydronics, Inc. for the replacement of the Baby Pool Heater in the amount of \$7,860.00 (budgeted item).
  - g. Accept the proposals from Realty Landscaping for landscaping services (COSTARS Contract #029-E22078) for the Garden of Reflection and Memorial Park Entry for 2026, 2027, and 2028.
  - h. Approve Resolution #26-1 adopting a revision to its official sewage facilities plan recognizing the proposed decommissioning of the Morrisville Municipal Authority Wastewater treatment plan, construction of a new pump station to convey flow, and construction of a new wastewater treatment plant at the Keystone Trade Center in Falls Township.
  - i. Accept proposal from Kimmel Architecture for the MasterConcept Facility Planning for the Township Municipal Campus at a cost of \$47,500 (budgeted item).
9. COMMUNITY DEVELOPMENT
  - a. Authorize Financial Security Release #13 (final) in the amount of \$769,622.50 for Prickett Preserve Commercial Land Development.
10. ENGINEER'S REPORT
11. MANAGER'S REPORT
  - a. Continued discussion regarding Stormwater Utility Fee Billing and Payment Collection
12. PUBLIC WORKS

13. SOLICITOR'S REPORT
  - a. Ratify and confirm the filing of the Notice of Land Use Appeal (Zoning Hearing Board Decision) for 600 Township Line Road.
  - b. Discussion re: Proposed Zoning Ordinance Amendments—Suggested Specific Use Criteria
14. SUPERVISORS' REPORTS
  - Matt Ross – Board of Appeals; Disability Advisory Board; Environmental Advisory Council
  - John B. Lewis – Citizens Traffic Commission; Electricity Reliability Committee; Electronic Media Advisory Committee; Planning Commission
  - Colin Coyle – Farmland Preservation, Inc.; Historical Architectural Review Board; Historical Commission; Human Relations Commission; Patterson Farm Master Plan Implementation Committee
  - Judi Reiss – Golf; Park & Recreation Board; Seniors; Trenton Mercer Airport Review Panel
  - Daniel R. Grenier – Board of Auditors; Emergency Management; Stormwater Management Committee; Zoning Hearing Board
15. DISCUSSION ITEMS
16. OTHER BUSINESS
17. APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS
18. ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS IF NEEDED
19. ADJOURNMENT

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