

TOWNSHIP OF LOWER MAKEFILED
BOARD OF SUPERVISORS
MINUTES – JANUARY 21, 2026

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on January 21, 2026. Mr. Ross called the meeting to order at 7:33 p.m. and called the Roll.

Those present:

Board of Supervisors: Matt Ross, Chair
 John B. Lewis, Vice Chair
 Judi Reiss, Secretary
 Colin Coyle, Treasurer
 Daniel Grenier, Supervisor

Others: David W. Kratzer, Jr., Township Manager
 Maureen Burke-Carlton, Township Solicitor

COMMUNITY ANNOUNCEMENTS

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. to request a special announcement be added to the Agenda.

Mr. Lewis provided Community Announcements including reminders about the ongoing deer hunting season and the Yardley Farmers Market. The Lower Makefield Township Police Department invites residents to apply for the Citizens Police Academy. The Police will host a Coffee with a Cop event tomorrow from 9 a.m. to 11 a.m. at Paris Baguette. The American Red Cross Blood Drive is scheduled for January 30 at the main meeting room. The Kiwanis Club Washington Crossing Yardley invites the public to a Bingo event on February 13 at St. Ignatius Church to support underserved families and children. The Environmental Advisory Council will host a lecture called Naughty by Nature on February 14 from 10 a.m. to 11 a.m. in the main meeting room.

Mr. Lewis stated the Township was awarded \$1.126 million for the Taylorsville Road Signage and Drainage Project through the DCED Multi-Modal Transportation Fund. He thanked Township staff members Mr. McLoone and Ms. Frain who worked on the Grant and thanked State Representative Perry Warren and State Senator Steve Santarsiero for their support.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. Zachary Rubin, 1661 Covington Road, discussed the history of the sewer system sale and his concern with the high cost of sewer service.

INTERVIEWS FOR BOARDS AND COMMISSIONS

Interviews for 9/11 25th Year Remembrance Committee

Mr. Dan Powell, Mr. John Hughes, and Ms. Frances Thompson were interviewed to serve on the 9/11 25th Year Remembrance Committee

Mr. James McCartney was interviewed to serve on the Zoning Hearing Board.

APPROVAL OF CONSENT AGENDA ITEMS

Mr. Grenier moved, Mr. Lewis seconded and it was unanimously carried to approve the Consent Agenda items as listed.

ENGINEER'S REPORT

Discussion and Approval of Stormwater Utility Fee Credit Policy

Mr. Tyler Erb was present and discussed the details of the Stormwater Utility Fee Credit Policy. Proposed credits include 5% for low-impact parcels up to 20% for structural BMPs, as well as credits for public participation, and native plantings. Maximum standard credit is capped at 20% with additional credits possible through stormwater partnerships.

Mr. Grenier moved and Mr. Lewis seconded to approve the Lower Makefield Township Stormwater Program Credit and Appeals Manual.

Mr. Michael Noble, 1671 Renaissance Boulevard, Mr. Bob Nemiroff, 89 Lavender Drive, and Mr. Cliff Davis, 231 Zachary Way, all from Regency at Yardley requested higher or near-full credits due to existing stormwater infrastructure. HOA representatives were encouraged to meet with Township staff and engineers for further discussion.

Mr. Zachary Rubin, 1661 Covington Road, stated those managing their own stormwater should be exempt.

Motion carried with Mr. Coyle opposed.

Mr. Kratzer stated the elected tax collector is unable to handle quarterly billing, and the Township is exploring third-party collectors and cloud-based software to manage accounts and track credits. There is the potential delay of initial stormwater billing beyond April 1. Ms. Becky Cecchine, Tax Collector, stated she believes that there is software she could use, and Mr. Kratzer will continue to discuss this matter with her.

Project Update – Taylorsville Road Pedestrian (Sidewalk and Drainage) Project

Mr. Kratzer stated as noted earlier the Township received notice of the receipt of a Grant for this project in the amount of \$,126,616, and there is a pending Application through the Transportation Alternatives Grant such that the project could be fully funded.

PARK & RECREATION

Approval of the 2026 Turf Management Program through Integrated Turf Management (COSTARS Contract #029-E22-099) as Budgeted in the Parks and Recreation Fund

Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to approve the 2026 Turf Management Program through Integrated Turf Management (COSTARS Contract #029-E22-099) as budgeted in the Parks and Recreation Fund.

POLICE

December, 2025 & Year End 2025 Reports

Chief Kelly reported that 2025 saw a 24.2% increase in arrests despite a 15.7% decrease in total incidents. Traffic citations are up 44.6%. Notable accomplishments included hiring six new officers and acquiring a drone and firearm replacements at no cost to the Township. There has been an expansion of community policing initiatives.

PUBLIC WORKS

Project Update – Highland Drive Drainage Improvements Project

Mr. Fuller reported the Highland Drive Drainage Project is nearing completion. Paving will resume when the weather breaks.

Approval of Big Oak Road (SR 2024) and Makefield Road Intersection Improvement Project – Authorizing Release of the Bid

Mr. Fuller stated the Township received an ARLE Grant for this in 2017.

Mr. Grenier moved and Mr. Lewis seconded to authorize the release of the Bid for the Big Oak Road (SR 2024) and Makefield Road Intersection Improvement Project.

Mr. Fuller stated this is mostly equipment and turn-lane accommodations.

Motion carried unanimously.

Approve Authorizing Release of the Bid for the Taylorsville Road Trail Crossing Project

Mr. Fuller stated this will ultimately connect to the DCNR Canal Trail system.

Mr. Coyle moved, Mr. Lewis seconded and it was unanimously carried to approve authorizing release of the Bid for the Taylorsville Road Trail Crossing Project.

Approval of Execution of the Engineering, Bidding, and Construction Management/ Inspection Services Proposal Relating to the 2026 Road Program from Pennoni Engineering in the Estimated Amount of \$58,275.00

Mr. Fuller stated the Proposal Phases 1, 2, and 3 are lump sum amounts and Phases 4, 5, and 6 are estimated costs that shall be billed at T & M rates. Pennoni will not exceed the estimated cost of Phases 4, 5, and 6 without Township approval.

Mr. Grenier moved and Mr. Lewis seconded to approve execution of the Engineering, Bidding, and Construction Management/Inspection Services Proposal relating to the 2026 Road Program from Pennoni Engineering in the estimated amount of \$58,275.00.

The list of roads to be done in the \$2 million Budget will be determined. Motion carried unanimously.

Approval of Execution of the Professional Engineer Services Proposal Relating to a Three-Year Road Improvement Planning Project from Pennoni Engineering in the Estimated Amount of \$9,460.00

Mr. Fuller stated the work will be billed at a T & M basis and Pennoni shall not exceed the estimated cost without the Township approval. He stated with a Plan in place, they want to get costs solidified.

Mr. Grenier moved and Mr. Lewis seconded to approve execution of the Professional Engineer Services Proposal relating to a Three-Year Road Improvement Planning Project from Pennoni Engineering in the estimate amount of \$9,460.00.

There was discussion as to how well Vialytics is working.

Motion carried unanimously.

Snow Plan

Plans for the upcoming snow event were discussed along with concerns with general lack of salt supplies. The main roads will be the priority, and it may take some time to get into the neighborhoods. If it is determined that the Community Center needs to be opened as a warming station, the public will be advised.

SOLICITOR'S REPORT

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

Approve Authorizing Execution of the Form of Consent to Assignment Relating to the Golf Management Agreement Between the Township and Highlands Golf Course Management Company and Spirit Golf, LLC, as Amended

Ms. Carlton stated that Spirit Golf is the current Golf Course Management Company.

Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to approve authorizing execution of the Form of Consent to Assignment relating to the Golf Management Agreement between the Township and Highlands Golf Course Management Company and Spirit Golf, LLC, as amended.

Banyan Decision

Ms. Andrea Vreeswyck, 659 Leslie Lane, asked if the Board has made a decision about going ahead with an Appeal with regard to the drug rehab. Ms. Carlton stated she was authorized by the Board to draft an Appeal regarding the Zoning Hearing Board's Decision on the Banyan facility at 600 Township Line Road.

SUPERVISORS' REPORTS

Mr. Coyle stated the Historical Commission is expected to finalize the Application for the inclusion of the Patterson Farm on the National Register of Historic Places at their meeting next month. Ms. Reiss reported that there was a short discussion at the Park & Recreation Board about Phase 3 of Memorial Park. Mr. Grenier noted the Zoning Hearing Board approved a Variance for a property in the floodway. 136 Old Oxford Valley Road will be remanded back to the Zoning Hearing Board for a limited scope.

APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Grenier moved, Ms. Reiss seconded and it was unanimously carried to appoint James McCartney to the Zoning Hearing Board

Mr. Lewis moved and Mr. Coyle seconded to appoint Dan Powell, John Hughes, and Frances Thompson to the 9/11 25th Year Remembrance Committee.

The exact number of people to serve on this Committee has yet to be determined. Motion carried unanimously.

Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to re-appoint the following: Joe Camaratta, Tom Argentieri, and Helen Heinz as full members and to elevate Jeff Bedser, who is currently an Alternate, to a full member; Kim Rock and Doug Krauss to Park & Recreation; Lisa Huchler to the Disability Advisory Board, and Pam Kravitz to the Citizens Traffic Commission.

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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.

Respectfully Submitted,

Judi Reiss, Secretary