

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – FEBRUARY 4, 2026

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on February 4, 2026. Mr. Ross called the meeting to order and called the Roll.

Those present:

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

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

Absent: Colin Coyle, Board of Supervisors Treasurer

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 Yardley Farmers Market at the Community Center the first and third Saturdays of the month until April from 9 a.m. to 12 p.m., an invitation from the Township Police Department to apply for the Citizens Police Academy, the Kiwanis Club Washington Crossing Yardley Bingo event on February 13 at St. Ignatius Church, and a lecture entitled "Naughty by Nature" hosted by the Environmental Advisory Council on February 14 from 10 a.m. to 11 a.m. in the main meeting room.

PUBLIC COMMENT ON NON-AGENDA ITEMS

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

INTERVIEWS FOR BOARDS AND COMMISSIONS

Interviews for 9/11 25th Year Remembrance Committee

Ms. Beth McNamara, Ms. Ellen Saracini, and Ms. Chaiti Banjaree were interviewed for the 9/11 25th Year Remembrance Committee. After consultation with the Township solicitor, it was agreed to also interview Mr. Eric Stark even though he was not listed to be interviewed on the Agenda with any appointment to be deferred to a future meeting.

Interview for Zoning Hearing Board

Mr. Larry Borda was interviewed for the Zoning Hearing Board.

PRESENTATION - TRENTON MERCER AIRPORT REVIEW PANEL

Representatives of the Trenton-Mercer Airport Review Panel including Mr. Richard Preston and Mr. Peter Kakoyiannis were present and discussed the background and mission of the Panel established in 2017 when the Airport published a Master Plan to significantly expand the airport. The purpose is not to shut down the airport but to ensure any expansion follows proper procedures and protects nearby communities. New issues which have been added over time include PFAS and other contaminants and sharp increases in Infinity Flight School traffic with associated noise and lead pollution. While the original Airport Expansion Plan was estimated to cost \$200 million, it is now reported by Airport media to be \$300 million and includes doubling gates and expanded corporate jet capacity. The County Executive now speaks about the Airport primarily in terms of growth and business potential. A new carrier, Allegiant, will be starting services.

Through open records, the Panel discovered the Airport had been destroying noise complaints and claimed to elected officials that there were no complaints. The Airport has also segmented projects to avoid a full Environmental Impact Statement (EIS) under NEPA. The FAA accepted an Environmental Assessment that claimed the expansion would not lead to air traffic growth.

Up to 90% of the \$300 million could come from Federal funds meaning LMT residents' tax dollars. Panel members argue that \$300 million is excessive relative to the limited benefit of improving TTN baggage handling and small-market service.

Panel members stated there is contamination at the Naval Air Warfare Center site which is an EPA Superfund site due to PFAS and other pollutants and expressed concern with premature excavation of the site. Mercer County officials advised it was a Defense Department site and not the County's issue. Representative Fitzpatrick's office contacted DOD which indicated it was a County issue. The Panel is looking for Pennsylvania DEP involvement to clarify what was done and the potential impacts to Pennsylvania's drinking water.

The Panel reported on PFAS-containing firefighting fuel used at the Airport for training and as a weed killer. The Airport hired its own Licensed Site Remediation Professional which is a perceived conflict of interest, and the Panel was unable to get basic information. Mercer County is issuing Permits for new construction at the airport before the PFAS investigation report is completed.

Infinity Flight School now has 50-60 planes with 6-7 planes lined up on the runway at times which creates a constant drone of propeller noise over local communities, and planes frequently loiter in patterns causing continuous sound. Planes typically depart over Yardley, then turn north or south along the river with complaints from numerous communities. Flights are taking place from 6:00 am. to 11 p.m. daily. The Panel expressed concern with leaded aviation fuel and discussed what other communities across the Country are doing.

The Panel has been involved in a number and partnership activities, and request that there be ongoing dialog with Mercer County leadership, work with Federal representative to withhold or condition Federal funding until certain conditions are met, press the PADEP and/or the Governor's Office to engage with NJDEP and DOD on the Naval Air Warfare Center remediation status and Airport PFAS contamination and LSRP oversight. The Panel also asked that PA American Water and regulators be pushed to clarify locations of high-PFAS sites and to build a multi-Municipality coalition (Lower Makefield, Bristol, Morrisville, Yardley, etc.) to increase pressure on regulators and New Jersey counterparts and coordinate strategy across State lines.

The Panel asked the Board to keep the airport Review Panel active and recruit additional volunteers to engage with advocacy groups (Clean Water Action, Save Our Skies).

Mr. Grenier, Mr. Lewis, and Ms. Reiss discussed their concerns and what they have done in the past with regard to these issues. The Board agreed to meet with any State or Federal officials willing to engage, continue

direct engagement with Dan Benson and Airport management, renew letters and outreach to NJ DEP and PADEP, and recognized the need to balance diplomatic tone with firmer pressure given years of limited progress.

APPROVAL OF CONSENT AGENDA ITEMS

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

COMMUNITY DEVELOPMENT

Authorize Financial Security Release #13 (final) in the Amount of \$769,622.50 for Prickett Preserve Commercial Land Development

Board members expressed concern with accessible parking; and Mr. Majewski stated while they are compliant with what is required, if it is found that something needs to be changed, he has been advised by the developer that they will do so.

Mr. Lewis moved, Ms. Reiss seconded and it was unanimously carried to authorize Financial Security Release #13 (final) in the amount of \$769,622.50 for Prickett Preserve Commercial Land Development.

ENGINEER'S REPORT

The Board had no questions or comments at this time.

MANAGER'S REPORT

Continued Discussion Regarding Stormwater Utility Fee Billing and Payment Collection

Mr. Kratzer stated they are reviewing two external vendors who provide billing services, customer service, and payment collection for Stormwater Utility Fees. These options bridge the gap between fully internal operations versus full outsourcing. They will conduct demos and reference checks, and present a

proposed strategy and recommendation at the February 18 Board of Supervisors' meeting. The vendors have indicated that they can stand up systems by the April 1 billing deadline, assuming timely Board decisions.

PUBLIC WORKS

Mr. Ross thanked Mr. Fuller and the Public Works team for all the work they did for the snowstorm.

Highland Drive Fencing

Mr. Kratzer stated the fencing has been installed. Mr. Grenier suggested that light landscaping be considered in the spring to soften the look.

SOLICITOR'S REPORT

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

Ratify and Confirm the Filing of the Notice of Land Use Appeal (Zoning Hearing Board Decision) for 600 Township Line Road

Ms. Carlton stated due to the timing of the Zoning Hearing Board decision and the timing of the Board of Supervisors meeting, there was not time to wait until the next Board's meeting to file the Appeal to the BTC Holdings (Banyan) Decision; and it was filed on January 29, 2026.

Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to ratify and confirm the Filing of the Notice of Land Use Appeal (Zoning Hearing Board Decision) for 600 Township Line Road.

Discussion Re: Proposed Zoning Ordinance Amendments – Suggested Specific Use Criteria

Ms. Carlton stated she would like to bring a proposal before the Board to consider review of potential Zoning Ordinance Amendments including mandating certain

safety mechanisms for certain projects that are approved among other things. The Board expressed a willingness to consider this once a draft is provided in the future.

Ms. Carlton stated while it is not on the Agenda, the Board had previously directed her to appear in opposition at the Zoning Hearing Board for a proposed car wash. She stated the Hearing has been repeatedly Continued at the Applicant's request, and is now scheduled for March 17.

SUPERVISORS' REPORTS

Mr. Ross stated he met with the EAC Chair who will make a presentation at the next Board of Supervisors' meeting.

Ms. Reiss stated Spirit (the Golf Course operator) is in the process of being acquired or has been acquired. She stated the current Lease runs through December of this year. She stated she plans to walk the Course (weather permitting) to understand the new owner's plans and to communicate the Board's expectations.

Mr. Grenier reported on a Zoning Hearing Board Appeal for a property on Manor Lane seeking multiple Variances and increasing the size of the home in the floodplain. After comments from the Zoning Hearing Board, the matter was Continued, and the Applicant will consider a re-design. Mr. Grenier stated he sees a trend of developers buying smaller, affordable properties in less than ideal locations (e.g. floodways) and then trying to maximally expand them. He stated he feels there is a need for firm Zoning Hearing Board oversight.

APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Grenier stated Peter Solor's term on the Zoning Hearing Board expired in October, 2024, but he agreed to stay on until a replacement could be found. While he is potentially moving out of the Township, he has agreed to remain on the Zoning Hearing Board as an Alternate Member.

Mr. Grenier moved and Ms. Reiss seconded to appoint Larry Borda as a full member of the Zoning Hearing Board and Peter Solor as an Alternate member of the Zoning Board.

Mr. Frank Falco stated he is not a resident of the Township. He asked where the Appeal went that was filed on January 29th and about the timeline. Ms. Carlton stated it goes to the Court of Common Pleas. She stated the Applicant's attorney has filed a Writ of Certiorari, and there has been an additional Appeal filed by one of the neighboring property owners that has already been challenged by the Applicant's attorney. She stated the next step would be to go before a Judge for a Rule 27 Challenge when there would be a schedule established.

The Motion with regard to the Appointments carried unanimously.

Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to appoint Ms. Beth McNamara, Ms. Ellen Saracini, Ms. Chaiti Banjaree, and Ms. Judi Reiss to the 9/11 25th Year Remembrance Committee.

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

