

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – FEBRUARY 18, 2026

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on February 18, 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
 Colin Coyle, Treasurer
 Daniel Grenier, Supervisor

Others: David W. Kratzer, Jr., Township Manager
 Andrew Griffin, Township Solicitor

COMMUNITY ANNOUNCEMENTS

During this portion of the Agenda, 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.

Mr. Lewis provided Community Announcements with details about the Yardley Farmers Market, hygiene bag donations being accepted at the Township in partnership with the Trenton Area Soup Kitchen, and the Citizens Police Academy. Lower Makefield Township will host a Red Cross Blood Drive on March 27 at the Township Building.

PUBLIC COMMENT ON NON-AGENDA ITEMS

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

2025 ENVIRONMENTAL STEWARDSHIP AWARD – YARDLEY REFILLERY

The 2025 Environmental Stewardship Award was presented to Yardley Refillery for their low-waste living initiative and diverting over 50,000 containers from landfills since opening in September, 2023. The owners of Yardley Refillery have chosen to

give the \$1,000 award stipend to the Delaware Riverkeeper Network. Mr. Grenier and Ms. Caroline Thompson, Mayor of Yardley, expressed their pride and support for the Refillery's efforts.

APPROVAL OF CONSENT AGENDA ITEMS

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

COMMUNITY DEVELOPMENT

Approval of the Lot Line Change Plan for Phase 1 of the 1566 LLC Subdivision Plan #700)

Mr. John McShea, attorney, was present with Mr. Jerry Katzoff. Mr. McShea explained the Plan highlighting the conveyance of a small portion of Mr. Katzoff's property to 1566 LLC. The Plan had received a favorable recommendation from the Planning Commission.

Mr. Grenier moved, Mr. Coyle seconded and it was unanimously carried to approve the Lot Line Change Plan for Phase 1 of the 1566 LLC Subdivision Plan #700 subject to all conditions of staff and engineering review.

Approval of Authorizing the Submission of the Nomination of the Thomas Janney Historic Agricultural District (also known as Patterson Farm) for Inclusion on the National Register of Historic Places

Mr. Grenier moved, Mr. Lewis seconded and it was unanimously carried to approve authorizing the submission of the nomination of the Thomas Janney Historic Agricultural District, also known as Patterson Farm, for inclusion on the National Register of Historic Places.

Mr. Kratzer reviewed the typical review process that takes place, and it is anticipated that the entity that reviews the nominations could consider this at their February, 2027 meeting.

ENGINEER'S REPORT

The Board had no questions or comments at this time.

FINANCE

Update on the Audited Financial Statement for the Year Ended December 31, 2024, and 2025 Fiscal Year Closeout and Audit

Ms. Bhandary presented the 2025 financials noting a 95% revenue achievement and an 85% expense control. Revenue increased by 13% year-over-year, while spending increased by 17%. The General Fund achieved 95% of its revenue target with significant contributions from transfer taxes and local service tax revenue.

The Parks and Recreation Fund experienced a 37% decrease in revenue year-over-year, primarily due to delayed capital projects. The Golf Course exceeded its revenue by 11% in 2025 with significant contributions from participation and food and beverage sales. The Pool saw a 13% decrease in revenue and a 13% decrease in expenses resulting in a negative cash balance. The Township owns the Pool and the Golf Course, with the latter managed by Spirit Golf. The Golf Course's profit in 2025 was \$588,924 despite a 7% increase in costs year-over-year.

The financial presentation will be provided to the Board and posted on-line. The final 2024 audited financial statement will be posted on the Township Website once the audit is finalized and quality control is complete which is expected by the end of the week. The 2025 audit process will begin and managed by uploading required financial documents and coordinating with the auditors to complete the 2025 audit in a timely manner.

MANAGER'S REPORT

Approve Acceptance of a Proposal for Billing and Payment Collection Services Relating to the Township's Stormwater Utility Fee

Proposals from AMS and Caselle were discussed with a recommendation to proceed with Caselle in the amount of \$61,004 due to its lower cost and modern software system. They will be ready prior to the April 1 billing start.

Mr. Grenier moved, and Mr. Lewis seconded to accept the proposal from Caselle for billing and payment collection services relating to the Township's Stormwater-Utility Fee.

After discussion, Mr. Grenier moved and Mr. Lewis seconded to amend the Motion to be conditioned on solicitor and staff review of terms and conditions, length of Contract, and performance clauses.

Importance of electronic payment incentives and single sign-on functionality were highlighted.

Motion carried with Mr. Coyle opposed.

Approve Acceptance of Engineering Design, Permitting, and Bidding Proposal for the Taylorsville Road Pedestrian (Sidewalk and Drainage) Project

Proposals from HRG and Pennoni for the Taylorsville Road Pedestrian Project were reviewed. Pennoni's proposal is recommended due to their experience with the Transportation Alternatives Set-aside Program. The project has secured over \$1.6 million in external funding, with an additional \$1.5 million anticipated. The Board agreed to proceed with Pennoni's proposal emphasizing the importance of thorough QA/QC oversight by the Township engineer.

Mr. Coyle moved, Ms. Reiss seconded and it was unanimously carried to approve the Engineering Design, Permitting, and Bidding Proposal for the Taylorsville Road Pedestrian Project submitted by Pennoni.

Community Project Funding Program Award

The Township was awarded \$5.211 million for stormwater management construction through the Federal Community Project Funding Program. The project will be assigned to a Federal Agency with oversight and additional funding expected. The Board expressed gratitude to Federal and State Legislators for their support and advocacy. The importance of communicating the Township's efforts and the impact of the funding on stormwater management was emphasized.

Update Re: SR 332/Stony Hill Road & Edgewood Village Integrated Master Plan

The initial kick-off meeting was held on January 29, and community workshops will be held in March or April.

POLICE

January, 2026 Monthly Police Report

Chief Kelly presented the January, 2026 Police Report detailing 10 arrests, 16 non-traffic criminal citations, 182 motor vehicle citations, and 601 motor vehicle warnings. The Police Department investigated 1,120 incidents, with 42 motor vehicle accidents including 6 deer strikes and 9 reportable accidents. Chief Kelly noted that license plate thefts are a new concern and advised the public to notify the Police immediately if their license plate is stolen.

Chief Kelly was asked about Police Department involvement in recent incidents at Pennsbury High School, and Chief Kelly explained that the Department was aware of the incidents and worked closely with the Falls Township Police to address them. He also noted the increased Police presence at Middle Schools and closing schools to ensure safety.

PUBLIC WORKS

Approval of Acceptance of the Proposal from Realty Landscaping LLC for Mowing and Landscaping Services at Memorial Park

Mr. Fuller discussed the proposal which includes grass-cutting responsibilities which would free up for other tasks a full-time summer employee previously assigned to that mower work. This would be a one-year trial at a cost of about \$40,000 to \$48,000.

Ms. Reiss moved, Mr. Coyle seconded and it was unanimously carried to accept the proposal from Realty Landscaping LLC for mowing and landscaping services at Memorial Park as a trial.

Approval of Acceptance of the Engineering Design, Permitting, Bidding, and Construction Management/Inspection Proposal for the Installation of a Rapid Flashing Beacon on Big Oak Road at its Intersection with Fern Drive and Bundy Drive

This project is funded by set-aside funds and will cost \$43,000 for design, permitting, bidding, and construction management inspection. The Board discussed the project's impact on the community and the need for street lighting improvements. Cost proposal from Pennoni is \$43,000.

Mr. Grenier moved and Mr. Lewis seconded to accept the Engineering Design, Permitting, Bidding, and Construction Management/Inspection Proposal for the installation of a rapid flashing beacon on Big Oak Road at its intersection with Fern Drive and Bundy Drive as provided by Pennoni Engineering.

Mr. Mark Feller, 1741 Mulberry Way and Board member of Regency at Yardley who was asked to speak as a representative of the community, spoke in support of the proposal and the importance of pedestrian safety.

Motion carried unanimously.

SOLICITOR'S REPORT

Mr. Griffin stated that the Board met in Executive Session prior to the meeting and discussed Real Estate, employment, and litigation matters.

Approval to Authorize Curtin & Heefner to Attend and Oppose the ZHB Hearing on March 17, 2026 for Flagship Pennsylvania OPCO, LLC, the Proposed Carwash Located at 1675 Langhorne Yardley Road on the Former CVS Property

Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to approve authorizing Curtin & Heefner to attend and oppose the ZHB Hearing on March 17, 2026 for Flagship Pennsylvania OPCO, LLC, the proposed carwash located at 1675 Langhorne Yardley Road on the former CVS property.

Approval to Authorize Advertisement of the LMT Amusement Tax Update Ordinance

Mr. Grenier moved, Mr. Lewis seconded and it was unanimously carried to authorize advertisement of the LMT Amusement Tax Update Ordinance.

Discussion of Advertisement of the Renewable Energy Systems Zoning Ordinance

The Board had a number of unanswered questions, so it was decided to delay advertisement of the Ordinance at this time. Mr. Griffin stated he will advise Ms. Carlton, and their office will work to get the Board answers to their questions.

SUPERVISORS' REPORTS

Mr. Ross reported on EAC and Disability Advisory Board meetings highlighting upcoming activities and projects. Mr. Lewis reported on the Planning Commission's review of the Renewable Energy Systems Ordinance and the approval of a Lot Line adjustment. Mr. Coyle reported on the Farmland Preservation Committee's annual letter, the Historical Architectural Review Board's recommendations, and the Human Relations Commission's Re-Organization. Ms. Reiss reported on the Golf Committee and the Mercer Airport Review Panel meetings, and the Parks and Recreation Department's Re-Organization. Mr. Grenier stated they are looking to schedule a meeting of Emergency Management. He reported on Zoning Hearing Board Appeals that were heard.

APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

9/11 25th Year Remembrance Committee

Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to appoint Eric Stark to the 9/11 25th Year Remembrance Committee.

Other Boards and Commissions

Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to appoint Jody Smith as a full member of the Disability Advisory Board.

Mr. Lewis moved and Ms. Reiss seconded to appoint Elizabeth Quigley to the Environmental Advisory Council. Mr. Grenier stated she was appointed as an Alternate Member in 2025, and he did not see on the Website that there were any open positions. Mr. Lewis withdrew his Motion until this matter can be clarified.

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

LOWER MAKEFIELD TOWNSHIP
 BOS MEETING - 02/18/2026
 INTERFUND TRANSFERS

DECEMBER 2025 INTERFUND TRANSFERS	
Fund	
01- GENERAL FUND TO 9/11 MEMORIAL FUND	8,001.50
GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	10,794.61
03- GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	516.96
05- PARKS AND RECREATION FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	2,573.36
08- SEWER FUND TO GENERAL FUND	1,000,000.00
09- POOL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	546.70
13- LMT SEWER TRUST FUND TO GENERAL FUND	1,175,000.00
15- GOLF FUND TO GENERAL FUND	455,000.00
GOLF FUND TO GOLF CAPITAL FUND	225,000.00
GOLF FUND TO GOLF BOND REPAYMENT FUND	75,000.00
17- BOND FUND TO SPECIAL PROJECTS FUND	265,000.00
40- 9/11 MEMORIAL FUND TO GENERAL FUND	54,069.19
	3,271,502.32


 Daniel R. Grenier

 John-B. Lewis

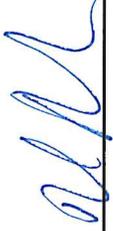
 Matt Ross


 Judi Reiss

 Colin Coyle

**LOWER MAKEFIELD TOWNSHIP
 BOS MEETING - 02/18/2026
 INTERFUND TRANSFERS**

JANUARY 2026 INTERFUND TRANSFERS	
Fund	
01- GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	11,973.91
03- GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	537.12
05- PARKS AND RECREATION FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	2,365.13
PARKS AND RECREATION FUND TO 9/11 MEMORIAL FUND	66,785.07
09- POOL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	736.71
	82,397.94


 Daniel R. Grenier


 John B. Lewis

 Matt Ross


 Judi Reiss


 Colin Coyle