

LOWER MAKEFIELD TOWNSHIP
BOARD OF SUPERVISORS
August 5, 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

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 to request a special announcement be added to the agenda.
 - b. Make the most of the remaining summer season by becoming a member of the LMT Pool. It's a great way for families to relax, stay active, and enjoy everything the community has to offer. August only memberships can be purchased at a reduced rate conveniently online at www.lmt.org or in person at the at the Lower Makefield Township Community Center, 1550 Oxford Valley Road Yardley, PA 19067.
 - c. Lower Makefield Township, along with Yardley Borough, will be hosting an E-Waste Recycling event, offering Township and Borough residents the opportunity to responsibly recycle obsolete electronics. This event will take place in the Pool Parking lot, 1050 Edgewood Road Yardley, PA 19067 on Saturday, November 21, 2026 from 9:00 am to 12:00 pm. For more information or to register, please visit our website calendar at lmt.org.
5. PUBLIC COMMENT ON NON-AGENDA ITEMS

6. PRESENTATION OF CERTIFICATES OF APPRECIATION TO KIERAN WARD AND ALLISON PEREZ-PEÑA FOR THEIR SERVICE IN THE LOWER MAKEFIELD TOWNSHIP POLICE EXPLORER PROGRAM
7. ENVIRONMENTAL ADVISORY COUNCIL—HERITAGE TREE PRESENTATION AND RECOMMENDATIONS
8. CONSENT AGENDA ITEMS
 - a. Approve the Minutes for the July 15, 2026 Meeting.
 - b. Approve Warrant List dated August 5, 2026 in the amount of \$1,434,505.76.
 - c. Approve Payment Application #1 to Armour and Son's Electric, Inc. in the amount of \$153,580.10 for the Big Oak and Makefield Road Traffic Signal and ADA Improvement Project.
 - d. Authorize approval of Escrow Release #3 in the amount of \$48,779.30 for 1101 Big Oak Road Subdivision.
 - e. Authorize the Release of a Request for Proposals for Appointed Township Auditor for the Years Ending December 31, 2026, December 31, 2027, and December 31, 2028.
 - f. Award the 2026-2029 Township Facilities Trash & Recyclable Materials Collection & Disposal Bids to Whitetail Disposal, LLC in the base contract amount of \$109,243.48 for a term commencing on September 1, 2026 and expiring on December 31, 2029.
 - g. Approve Change Order No. 01 in the amount of \$4,919.46 and Payment Application No. 01 – Final in the total amount of \$71,767.13 (inclusive of Change Order No. 1) to Mainstream Services, LLC for the 2026 Spring Tree Planting.
9. COMMUNITY DEVELOPMENT
 - a. Consider approval of the Farm's Edge at Shady Brook Farm Access Roadway Land Development Plan.
10. ENGINEER'S REPORT
 - a. Lower Makefield Township Pollution Reduction Plan (PRP) Proposed Amendment
11. FINANCE DEPARTMENT
 - a. 2027 Budget—Proposed Budget Calendar
12. MANAGER'S REPORT
 - a. Consider approval for Financial Security Release #4 (Final) to Deluca Homes in the amount of \$695,150.50 for the Yardley Preserve Land Development.
 - b. Consider authorizing the expenditure of up to \$13,000 to convert 2 existing tennis courts to accommodate 4 flex courts (2 tennis and 4 pickleball) at Community Park.
13. POLICE DEPARTMENT
 - a. Co-Responder Program Update
14. SOLICITOR'S REPORT
 - a. Consider approval of an Ordinance amending the Lower Makefield Township Zoning Ordinance providing for language that other lawful uses not explicitly provided for shall be permitted by conditional use in the Commercial-Highway Services (C-2) District.
 - b. Acknowledge the Order from the Bucks County Court of Common Pleas re: 600 Township Line Road.
15. DISCUSSION ITEMS

16. 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, SR332/Stony Hill Road/Edgewood Village Integrated Master Plan Committee

17. OTHER BUSINESS

18. APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

19. ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS IF NEEDED

20. ADJOURNMENT

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