

LOWER MAKEFIELD TOWNSHIP
BOARD OF SUPERVISORS
August 19, 2026
7:30 pm

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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, home to the Pennsylvania State Monument Garden of Reflection-9/11 Memorial in Bucks County, will host two Remembrance Ceremonies on September 11, 2026. This event will commemorate the 25th Remembrance of the tragic events of September 11, 2001. All are welcome to attend.
 - The morning ceremony will begin at 8:30 a.m. and will follow the timeline of the attacks with the tolling of a memorial bell at each significant event.
 - An evening ceremony will begin at 6:00 p.m. followed by a candle lighting.
 - d. The Pennsylvania Historic Preservation Board will review the nomination of the Thomas Janney Historic Agriculture District to be listed on the National Register of Historic Places at their meeting on September 15, 2026, at 10:30am. Following a brief presentation by staff, the public will be given an opportunity to comment on the nomination. Interested parties can participate in the meeting via TEAMS and/or submit written comments addressed to Andrea MacDonald, Director of the Pennsylvania State Historic Preservation Office. If interested in participating

and/or submitting written comments, please contact the Township at admin@lmt.org for additional information.

- e. The Lower Makefield Township Seniors will be hosting a FREE Lunch & Learn seminar with speaker Scott Mitchell titled "Leaving a Blessing, NOT a Burden" on Thursday, September 17, 2026 from 11:30 am to 1:00 pm at the Community Center, 1550 Oxford Valley Road, Yardley, PA 19067. For more information or to register you can email lowermakefieldsrs@gmail.com. All registrations must be received by September 13, 2026.
- f. The Kim Rock Group will be hosting a FREE Community Shredder Event on Saturday, September 26, 2026 from 9:00 am to 12:00 pm in the pool parking lot, 1050 Edgewood Road Yardley, PA 19067. For more information visit our township calendar at lmt.org and you can Pre-register at www.shredbucks.com.
- g. The Environmental Advisory Council is hosting their Styrofoam Collection event on Saturday, Saturday, October 31, 2026 from 10:00 am to noon at the Township building, 1100 Edgewood Road Yardley, PA 19067. Along with your clean white Styrofoam, you can also bring natural corks, cleaned pill bottles with tops, and batteries. If you have any questions, you can check out the calendar on our website at lmt.org or reach out to the Township at admin@lmt.org.
- h. 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 Warrant List dated August 19, 2026 in the amount of \$494,768.72
- d. Authorize Interfund Transfers for July 2026 in the amount of \$21,037.92.
- e. Approve July 2026 Treasurer's Report.
- f. 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.
- g. Approve Payment Application #2 to Armour and Son's Electric, Inc. in the amount of \$170,063.28 for the Big Oak and Makefield Road Traffic Signal and ADA Improvement Project.
- h. Authorize approval of Escrow Release #3 in the amount of \$71,816.60 for 1101 Big Oak Road Subdivision.
- i. 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.
- j. 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.
- k. 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. 01) to Mainstream Services, LLC for the 2026 Spring Tree Planting.
- l. Approve Payment Application #2 to Earle Asphalt Company in the amount of \$518,458.50 for the 2026 Road Program.
- m. Approve Payment Application #3 to Earle Asphalt Company in the amount of \$671,653.80 for the 2026 Road Program

- n. Consider authorizing the lease of (2) 2026 Chevrolet Equinox, one (1) 2026 Ford Maverick XL AWD, and one (1) 2026 Toyota Camy LE from The Bancorp, Inc. at a total annual lease cost of \$28,746.84. These contemplated leases had a 2026 budgeted annual expense of \$36,000 (full 12 months) & the actual to be incurred for 2026 is \$7,186.71 (annualized \$28,746.84). Vehicles will be purchased from an authorized COSTARS dealer.
- o. Consider authorizing the purchase of police upfitting by S.K.D. Tryon's Emergency Vehicle Upfitting, Inc. (COSTARS Contract 012-E22-306) at a cost of \$18,336.20 for the 4 vehicles (2026 budgeted expense of \$30,000).
- p. Consider authorizing the purchase of a 2027 Ford F-350 pickup truck with upfitting (plow, lift gate, and emergency lighting) [Unit 326]. Truck is purchased from C&C Ford Sales Inc dba Chapman Chrysler Jeep Dodge Ford (COSTARS Contracts #025-E22-425) in the amount of \$55,824.00 and upfitting by Levan Machine Company, Inc. (COSTARS Contract 025-E22-435) in the amount of \$20,495.00. Total cost \$76,319.00 (Budgeted item \$75,000.00 – Road Machinery Fund 36-430-351 – 5 Year Finance w/2026 Budgeted Expense of \$12,900.00 (equates to 3 Quarterly Payments) & the actual to be incurred for 2026 is \$12,925.34.
- q. Consider authorizing the purchase of a 2027 Ford F-350 Chassis truck with upfitting (utility body, plow, fuel tank, and emergency lighting) [Unit 322]. Truck is purchased from C&C Ford Sales Inc dba Chapman Chrysler Jeep Dodge Ford (COSTARS Contracts #025-E22-425) in the amount of \$62,019.00 and upfitting by Levan Machine Company, Inc. (COSTARS Contract 025-E22-435) in the amount of \$43,469.00. Total cost \$105,488.00 (Budgeted item \$85,000.00 – Road Machinery Fund 36-430-351 – 5 Year Finance w/2026 Budgeted Expense of \$14,700.00 (equated to 3 Quarterly Payments) & the actual to be incurred for 2026 is \$17,865.35.
- r. Consider authorizing the purchase of a 2027 Ford F-350 Chassis truck with upfitting (utility body, service crane, and emergency lighting) [Unit 600]. Truck is purchased from C&C Ford Sales Inc dba Chapman Chrysler Jeep Dodge Ford (COSTARS Contracts #025-E22-425) in the amount of \$60,811.00 and upfitting by Levan Machine Company, Inc. (COSTARS Contract 025-E22-435) in the amount of \$59,910.00. Total cost \$120,721.00 (Budgeted item \$135,000.00 – Parks & Rec Fund 05-470-351 – 5 Year Finance w/2026 Budgeted Expense of \$22,500 (equates to 3 Quarterly Payments) & the actual to be incurred for 2026 is \$20,445.23.
- s. Authorize Township Manager and/or Chief Financial Officer to execute any necessary documentation regarding the Lease/Purchase Finance Agreement with Santander Bank for agenda items 8.p. through 8.r. Term of 60 months with quarterly payments at a rate of 4.74%. The term and rate align with the budgeted financial lease/purchase allocation.
- t. Acknowledge receipt of a Grant of Extension of Time until September 2, 2026 for the 1 Sutphin Road Subdivision. Current deadline to act is August 31, 2026.

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

13. POLICE DEPARTMENT

- a. Co-Responder Program Update

14. PUBLIC WORKS DEPARTMENT

- a. 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.

15. 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. Consider approval of an Ordinance amending Chapter 173 ("Stormwater Management") to amend Chapter 173, Attachment 1, Appendix A ("Operation and Maintenance (O&M) Agreement")
 - c. Ratification of the Order from the Bucks County Court of Common Pleas re: 600 Township Line Road.
16. DISCUSSION ITEMS
17. 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
18. OTHER BUSINESS
19. APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS
20. ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS IF NEEDED
21. ADJOURNMENT

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