

LOWER MAKEFIELD TOWNSHIP
BOARD OF SUPERVISORS
September 2, 2026
7:30 pm

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Comcast Channel 22
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Facebook: <https://www.facebook.com/LowerMakefieldTownship/>

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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. 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.
 - c. 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 on the application, 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.

- d. 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.
- e. Lower Makefield Township recently received a donation from The Aliver Foundation to install two outdoor AED boxes at Memorial Park and Macclesfield Park. Additionally, the Township secured a grant through our insurance provider, Delaware Valley Insurance Trusts, to purchase additional outdoor AED boxes along with new AEDs and bleeding control kits. The Township remains committed to proactively investing in emergency preparedness and community-focused public safety initiatives. Please join us for an event on September 20, 2026, from 12 pm to 1 pm at Memorial Park (1950 Woodside Road) to see the new equipment, meet Lower Makefield first responders, and learn about this public safety initiative.
- 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 25th Styrofoam Collection event on 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. CONSENT AGENDA ITEMS

- a. Approve the Minutes for the August 19, 2026 Meeting.
- b. Approve Warrant List dated September 2, 2026 in the amount of \$2,730,899.05.
- c. Approve Resolution 26-12 designating certain trees and a specimen tree area as Heritage Trees and a heritage tree area pursuant to Chapter 185, Article I, Heritage Trees, consistent with the approved motion at the Board of Supervisors Meeting on August 19, 2026.
- d. Approve Resolution 26-13 authorizing the Township to enter into a Master Lease Purchase Agreement with Santander Bank, N.A. and designating the Township

Manager as the authorized individual to execute the Agreement, Schedule, and related documents consistent with the approved motion at the Board of Supervisors Meeting on August 19, 2026.

- e. Authorize execution of the Memorandum of Understanding between the Township and Patterson Farm Preservation, Inc. relating to the repair and restoration of window shutters on the Satterthwaite House.
- f. Accept the lowest responsive and responsible bid for the 2026-27 Salt Contract bid through the Bucks County Consortium.
- g. Authorize the release and advertisement of bid for the Fall 2026 Tree Planting.
- h. Accept the proposal from Realty Landscaping for the Memorial Park Arboretum at a total anticipated cost of \$9,243.14 (includes 3 waterings) to be funded through the Tree Bank.
- i. Accept the resignation of Richard Preston from the Lower Makefield Township Trenton Mercer Airport Review Panel.
- j. Acknowledge receipt of a Grant of Extension of Time until October 31, 2026, for the Torbert Farm Subdivision.
- k. Authorize the release and advertisement of the bid for 2026 Leaf Season Contractors.
- l. Authorize the release and advertisement of the bid for 2026-27 Snowplow Contractors.
- m. Authorize the release and advertisement of the bid for the Big Oak Road (SR 2024) Rectangular Rapid Flashing Beacon Project to be funded through the Regency Bridge Fund.

7. COMMUNITY DEVELOPMENT

- a. Consider approval of the 1 Sutphin Road Subdivision Plan.

8. ENGINEER'S REPORT

9. MANAGER'S REPORT

- a. Consider authorizing execution of the Addendum to Lease Agreement between the Township and Artists of Yardley.
- b. Consider acceptance of the proposal from Cicada Architecture-Planning for architectural and planning services relating to the Patterson Farm Farmstead Building Stabilization and Adaptive Reuse Project at a base fee cost of \$99,000.00 (Statewide Local Share Account-Funded Project).

10. PUBLIC WORKS DEPARTMENT

- a. Consider acceptance of the proposal from PR Painting for painting of the main house, barn, and small garage on the Satterthwaite Farmstead at a total cost of \$76,536.00.
- b. Consider authorizing acceptance of the proposal from HRG for Phase 1 of the Stormwater System Condition Assessment at an estimated T&M cost of \$109,375.00 to be paid from the Stormwater Utility Fund.

11. SOLICITOR'S REPORT
 - a. Consider approval of an Ordinance amending Chapter 114 ("Floodplains", Article IV ("Technical Provisions"), Section 26 ("Designs and Construction Standards.") To update Specific Equipment Requirements.
12. DISCUSSION ITEMS
 - a. Potential Amendments to the Responsible Contractors Ordinance
 - b. Phase 2 Environmental Site Assessment at Patterson Farm
13. 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
14. OTHER BUSINESS
15. APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS
16. ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS IF NEEDED
17. ADJOURNMENT

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