

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – AUGUST 19, 2026

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on August 19, 2026. Mr. Lewis called the meeting to order and called the Roll. A moment of silence was held for Mark Peterson, Makefield Highlands Golf Course Superintendent who passed away last week.

Those present:

Board of Supervisors: John B. Lewis, Vice Chair
 Judi Reiss, Secretary
 Colin Coyle, Treasurer
 Daniel Grenier, Supervisor

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

Absent: Matt Ross, Board of Supervisors Chair

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 announcements regarding Township events including August only Pool memberships at a reduced rate, the 25th Anniversary September 11 Remembrance Ceremonies, review of the nomination of the Thomas Janney Historic Agriculture District by the Pennsylvania Historic Preservation Board, a Seniors event to be held September 17 at the Community Center, a Community Shredder Event on September 26, a Styrofoam Collection Event on October 31, and an E-Waste Recycling Event on November 21.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. Daniel Myers stated he is a long-time Heritage Oaks Development resident. He expressed concern with the Fire Department staffing, aging membership, and increased call volume. Mr. Lewis agreed to provide the Fire Department Study

- g. Approved 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. Approve authorizing the lease of two (2) 2026 Chevrolet Equinox, one (1) 2026 Ford Maverick XL AWD, and one (1) 2026 Toyota Camry LE from The Bancorp, Inc. at a total annual lease cost of \$28,746.84. These contemplated leases had a 2026 budgeted expense of \$36,000 (full 12 months) and 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. Approve authorizing the purchase of Police upfitting by S.K.D. Tyron'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. Approve authorizing the purchase of a 2027 Ford F-250 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 (equates to 3

- Quarterly Payments) and the actual to be incurred for 2026 is \$12,925.34.
- q. Approve 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) and the actual to be incurred for 2026 is \$17,865.35.
 - r. Approve 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 Contract #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) and the actual to be incurred for 2026 is \$20,445.23.
 - s. Approved authorizing 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. Approve acknowledging 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.
 - u. Approve 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.

Ms. Ellie Fisher, Township resident, asked if they will have pickleball nets at Community Park like they have at Cardinal, and it was noted there will be high-quality nets which is the bulk of the \$13,000 cost.

Mr. Zachary Rubin, 1661 Covington Road, stressed the need for more robust Senior amenities beyond one pickleball expansion. He asked if the Township could fix the Memorial Park courts now despite the ongoing litigation and then seek reimbursement

if successful. Ms. Carlton stated that would be legally permissible but would be a Board decision requiring a vote.

COMMUNITY DEVELOPMENT

Discussion of the Farm's Edge at Shady Brook Farm Access Roadway Land Development Plan

Mr. Edward Murphy, attorney, was present with Mr. Joe Morrissey, Foxlane Homes, and Rob Cunningham, project engineer.

Mr. Murphy stated this Land Development Plan in Lower Makefield is only for a two-way road across the Lower Makefield portion of Shady Brook Farm to serve as the primary entrance to a 129-unit, age-restricted, Residential Subdivision located entirely in Middletown Township. The road will be privately owned and maintained by Farm's Edge HOA.

Various Township review letters were cited, and Mr. Murphy stated they have no issue with comments in those review letters. He reviewed possible Conditions of Approval that have been prepared, and advised that those Conditions are acceptable to the Applicant.

Mr. Grenier noted the discussions taking place about future planning in this area and the impact those discussions could have on the location of the proposed roadway for this development, and Mr. Murphy stated the Applicant would agree to accommodate at their cost whatever future location is selected if the configuration or interconnection with Township Line Road is not going to be as it is currently.

The Middletown Plans show an emergency/secondary access entirely in Middletown Township connecting to Chilton Place. Board members expressed concern that there is no primary access to a Middletown Road. The Applicant's representative agreed to provide personal cell phone numbers and email addresses to the Township if there are ever problems with snow removal or other maintenance issues with the road in Lower Makefield.

Mr. Larry Newman, Yardley Makefield Fire Company President, spoke strongly about the difficulty maneuvering heavy apparatus over grass paver emergency lanes and his concerns about congested intersections and response delays. He also advised that Middletown already experiences daytime response challenges with Lower Makefield sometimes needing to take their calls.

Mr. Coyle moved to approve the Application for Land Development conditional to the acceptance of an Agreement between both parties that preserves all of the parties-offered concessions here tonight as well as the addition of the condition that the HOA be obligated to include in its covenants/bylaws, etc. that they will reimburse Lower Makefield Township should Lower Makefield Township need to perform any services to provide access to the site for the safety and welfare of the citizens and following the meeting of the Applicant and our Fire Services Director and the appropriate official from Middletown Township to have a discussion around the appropriateness of the emergency access and egress into the site into Middletown Township.

Mr. Lewis stated this would be Preliminary/Conditional Approval since there is no Agreement before the Board yet, and that Agreement would have to come before the Board for approval and be reworked if necessary.

Mr. Lewis seconded the Motion for further discussion. Ms. Reiss and Mr. Grenier again expressed their concerns.

Mr. Murphy agreed to extend the discussion so there can be a meeting between the fire representatives in both Municipalities. He agreed to grant an Extension until October 15.

ENGINEER'S REPORT

Lower Makefield Township Pollution Reduction Plan (PRP) Proposed Amendment

Mr. Cory Salmon, HRG, stated the PRP for MS4 stormwater compliance was approved by DEP in 2022. He reviewed the key changes in the proposed Amendment including reducing the 14 original projects to 8 primary projects while maintaining a 10% TSS reduction and lowering costs to approximately \$2.6 million. The Amendment was publicly advertised with public comment period open to August 24. There have been no public comments to date.

Mr. Salmon noted HRG has three basins under design (60% complete) consistent with the PRP.

Standing water observed at the Wright Farm construction site was noted, and the Township is following up on this matter.

FINANCE DEPARTMENT

2027 Budget – Proposed Budget Calendar

Mr. Kratzer stated the 2027 Budget is currently being worked on internally. A number of dates for public Budget Workshops were provided to the Board starting in September. These would be in addition to the regular Board of Supervisors meeting, and Mr. Grenier asked if there was a way to build in some of the Budget Workshop sessions into the existing Board meetings.

After discussion the consensus of the Board (subject to room availability and Chair Ross' input), was to have Budget Session #1 during the regular meeting on September 16 and September 23 as a Special Budget Workshop. October 7 and October 21 will be regular meetings and October 14 will be a potential back-up Special Budget Workshop if needed.

POLICE DEPARTMENT

Chief Kelly report on Police statistics.

Co-Responder Program Update

Chief Kelly highlighted the success of the Co-Responder Program which has served 173 total clients since its inception providing mental health and social service support during Police calls. He described several anecdotal case summaries. There was discussion regarding the future funding of the program beyond its current Grant period ending in 2026.

SOLICITOR'S REPORT

Approve 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

Mr. Grenier moved, Mr. Coyle seconded and it was unanimously carried to approve the 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.

Approve an Ordinance Amending Chapter 173 ("Stormwater Management") to Amend Chapter 173, Attachment 1, Appendix A ("Operation and Maintenance (O&M) Agreement")

Mr. Grenier moved, Mr. Coyle seconded and it was unanimously carried to approve an Ordinance amending Chapter 173 ("Stormwater Management") to amend Chapter 173, Attachment 1, Appendix A ("Operation and Maintenance (O&M) Agreement").

Ratification of the Order from the Bucks County Court of Common Pleas
Re: 600 Township Line Road

Ms. Carlton stated the Order dismissed the Township's Appeal and a Mandamus Action filed by BTC Holdings, LLC, effectively upholding the Zoning Hearing Board Decision. She stated while the developer may proceed, an intervener, Dance Arts of Yardley, still has an active Appeal.

Mr. Coyle moved and Mr. Lewis seconded to ratify the Order from the Bucks County Court of Common Pleas regarding 600 Township Line Road.

At Mr. Grenier's request, Ms. Carlton provided a detailed explanation of the Order again stating that the Zoning Hearing Board Decision stands. Mr. Grenier asked the outcome if the Board were to not ratify the Order. Ms. Carlton stated she advised the Court that her firm had guidance from a majority of the Board to move forward with this.

Mr. Frank Falco, 39 Shady Brook Drive, Langhorne, stated he understands that BTC Holdings can move forward; and Ms. Carlton agreed.

Motion carried with Mr. Grenier opposed.

Ms. Carlton stated the Board met in Executive Session prior to the meeting to discuss employment issues, Real Estate matters, and litigation issues.

SUPERVISORS' REPORTS

Mr. Lewis stated the Citizens Traffic Commission made a Motion to have the Township Manager look into visibility issues at Delaware Rim and Woodside.

Mr. Coyle noted the hearing for the Thomas Janney Historic Site scheduled for September.

Mr. Grenier reported on the successful Public Workshops held on July 29 and July 30 with regard to the Stony Hill Road/332/Edgewood Village Integrated Master Plan. Mr. Kratzer stated once they consolidate feedback from those meetings, they will schedule a follow-up meeting.

There was discussion on upcoming Zoning Hearing Board meetings. Ms. Carlton noted the Car Wash is scheduled to be heard on September 15. Mr. Grenier encouraged those interested in Zoning Hearing Board matters to attend the meetings as they are a quasi-Judicial Board and work independently of the Board of Supervisors.

APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Coyle advised that the Human Relations Commission was asked to establish terms for their members so that they do not expire all at the same time. Mr. Grenier expressed concern regarding the procedural method establishing these terms via individual appointments rather than a formal Resolution. Ms. Carlton agreed to look into the Resolution to see if a change needs to be made.

Mr. Coyle moved to appoint Pam Kravitz to fill the seat of Cathy Hanville who resigned her position, and whose term expires September, 2026. While Ms. Kravitz was not interviewed for this position, she does serve on the Citizens Traffic Commission. Mr. Coyle further moved that Tara Friedman's term be appointed to terminate September, 2026; Amanda Soloway and Stanley Cheiken's terms be appointed to expire in September of 2027; and that Bryon Fineman and Paul Bamburak be appointed to terms terminating in September of 2028.

Ms. Reiss seconded. The Motion carried with Mr. Grenier opposed since he did not feel this process was the way it should be done.

Mr. Coyle moved, Mr. Grenier seconded and it was unanimously carried to reappoint Masood Bilal Sial as an Alternate to the Zoning Hearing Board.

Mr. Coyle moved and Ms. Reiss seconded to appoint Tony Zamparelli as an Alternate to the Zoning Hearing Board.

Mr. Grenier stated the Zoning Hearing Board solicitor has been actively advocating for the appointment of Mr. Zamparelli, and he feels the solicitor should be advised that advocating for members that will also vote on retaining him as a solicitor is a conflict of interest.

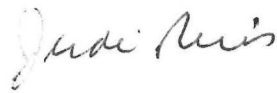
Motion carried with Mr. Grenier opposed.

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,

A handwritten signature in cursive script, appearing to read "Judi Reiss".

Judi Reiss, Secretary

LOWER MAKEFIELD TOWNSHIP

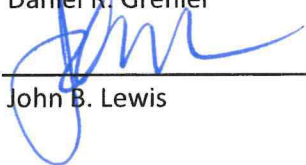
BOS MEETING - 08/19/2026

INTERFUND TRANSFERS

JULY 2026 INTERFUND TRANSFERS	
Fund	
01- GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	15,520.92
03- GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	805.68
05- PARKS AND RECREATION FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	3,037.11
09- POOL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	1,674.21
	21,037.92



Daniel R. Grenier



John B. Lewis

Matt Ross



Judi Reis



Colin Coyle