LOWER MAKEFIELD TOWNSHIP
BOARD OF SUPERVISORS
November 4, 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

- 7:10 PM INTERVIEW - Ken Miller, Citizens Traffic Commission
- 7:20 PM INTERVIEW - Ty Bostain, Park & Recreation Board

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 will be hosting a Red Cross Blood Drive on Friday, November 13, 2026 from 12:00pm to 5:00pm in the main meeting room at the Township building - 1100 Edgewood Road Yardley, PA 19067. To register, please visit redcrossblood.org and enter the sponsor code LowerMakefield.
   c. Lower Makefield Township will hold its 20th Annual Veterans Parade and Commemorative Ceremony along Edgewood Road, culminating at the Veterans Square Monument, 1660 Edgewood Rd., Yardley, PA on Saturday, November 14, 2026 at 1:00pm (rain or shine).
   d. The Newtown Quilters' Guild will host the 2026 Quilt Show on Saturday, November 14, 2026 from 10:00am to 5:00pm and Sunday, November 15, 2026 from 10:00am to 4:00pm at the Newtown Middle School, 116 Newtown-Richboro Road, Newtown, PA 18940.
   e. 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 at LMT parking lot, 1050 Edgewood Road, Yardley, PA 19067 on Saturday, November 21, 2026 from 9:00 am to 12:00pm. 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 October 21, 2026 Meeting.
   b. Approve Warrant List dated November 4, 2026 in the amount of $900,593.86.
   c. Accept the resignation of Byron Fiman from the Lower Makefield Township Human Relations Commission.

7. COMMUNITY DEVELOPMENT
   a. Consider the full release of the remaining financial security for Yardley Preserve.

8. ENGINEER'S REPORT

9. FINANCE
   a. 2027 Budget Presentation #5—All Funds Expense Review

10. MANAGER'S REPORT

11. PUBLIC WORKS DEPARTMENT
   a. Consider approval for final payment to PR Commercial Painting LLC in the amount of $38,268.00 for the Patterson Farm Complex Exterior Painting—Phase 2.
   b. Consider acceptance of the proposal from Claymore Environmental, LLC for the conduct of a Limited Scope Phase 2 Environmental Site Assessment at Patterson Farm at a cost of $43,000.00 (Not-to-Exceed Lump Sum fee).
   c. Consider authorizing final payment to Armour & Sons Electric, Inc. in the amount of $72,302.50 for the Big Oak Road (SR 2024) and Makefield Road Traffic Signal and ADA Improvements Project (Accepted Construction Bid- $407,950; Total Actual Construction Cost- $395,945.88).

12. SOLICITOR'S REPORT
   a. Authorize advertisement of an Ordinance amending Chapter 200 ("Zoning") to update definitions ensuring conformity with Chapter 173 ("Stormwater Management"), to amend Articles III through VIII regarding impervious surface requirements; to amend Article XV ("Use Regulations") to update the use regulations for accessory buildings or structures and garages or carports; and to update Attachment 1 ("Uses by District" Table) as necessary.

13. DISCUSSION ITEMS
   a. Proposed Resolution relating to ballot question regarding transition to a First Class Township.

14. 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

15. OTHER BUSINESS

16. APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

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

18. ADJOURNMENT

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