TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – SEPTEMBER 16, 2026

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on September 16, 2026. Mr. Lewis called the meeting to order at 7:30 p.m. and called the Roll.

Those present:

Board of Supervisors:	John B. Lewis, Vice Chair Judi Reiss, Secretary Daniel Grenier, Supervisor
Others:	David W. Kratzer, Jr., Township Manager Maureen Burke-Carlton, Township Solicitor
Absent:	Matt Ross, Board of Supervisors Chair Colin Coyle, Board of Supervisors Treasurer

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 announced that the Township received a donation from the Aliver Foundation and Grants to install new outdoor AED boxes and bleeding control kits at Memorial Park and Macclesfield Park. An event will be held at Memorial Park on September 20 to see the new equipment. The Kim Rock Group will host a free Community Shredder Event on Saturday, September 26 in the Pool parking lot. Mr. Lewis announced that LMT Parks and Recreation will host the annual Halloween Monster Mash event at the LMT Community Center on October 2. The EAC is hosting "The Buzz About Bees" lecture on Saturday, October 3 at the Township Building. Mr. Lewis announced the 5K Any Way & Color Run Race for Accessibility will be held on October 11 at Macclesfield Park. Tickets for the Lower Makefield Township Historical Commission's Slate Hill Cemetery 2026 Ghost Tour scheduled for October 17th are on sale now. Mr. Lewis stated the Environmental Advisory Council is hosting their Styrofoam Collection Event on October 31 at the Township Building. Lower Makefield Township along with Yardley Borough will Host an E-Waste Recycling event at the Pool parking lot on November 21, 2026.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. Zachary Rubin, 1661 Covington Road, stated he is a representative of the Lower Makefield Pickleball League and asked that the Revere courts be exclusive for pickleball use. He asked that tarps be used to protect permanent nets at the Community Park courts so that they can be used over the winter. He asked that the $200,000 that was not used in 2026 for Revere court rehab be moved into the 2027 Budget for Revere court rehab and dedicated pickleball.

Ms. Rebecca Kelly, 24-year resident and Pool member, expressed concern about Pool membership decline and facility conditions. Ms. Kelly discussed her professsional experience with Capital Health and recommended local business sponsorships, ticketed events, rebranding, sale of merchandise, preview events, and a long-term strategic plan. Mr. Lewis denied any official plan to close the Pool. He discussed known Capital needs. He emphasized the need for community support to sustain Pool operations.

Mr. Lee Pedowicz, 247 Truman Way, Regency, noted problems with early-morning delivery noise at the loading dock at Remington which is adjacent to his property. Ms. Carlton agreed to contact the company.

Mr. Tom Tracy 202 S. Esther Lane, asked about completion of the landscaping for the subdivision at 1101 Big Oak Road. Mr. Kratzer agreed to work with Mr. Tracy on this matter.

Mr. Lenny Rosenfeld, 1260 Madison, asked that the Revere courts not just be used exclusively for pickleball as they are used just as much by tennis players.

Mr. Joe Menard, Township resident, advised the Board that a special committee was formed 10 years ago to evaluate membership and marketing at the Pool. He suggested that the ideas they came up with at that time be looked at again.

Ms. Barbara Spencer, 302 Cinnabar Lane, suggested there be a compromise as to the number of pickleball courts and tennis courts and that courts be used solely for each sport so that there is no confusion as to the lines.

Ms. Abbey Yeatts, Township resident, stated that there will be a sensory-friendly room at the Township's Halloween party.

Mr. Mark Paroly, 221 Grant Way and member of the Park & Recreation Board, suggested that there be a long-term plan for dedicated tennis and pickleball courts in the Township.

APPROVAL OF CONSENT AGENDA ITEMS

Mr. Grenier moved, Ms. Reiss seconded and it was unanimously carried to approve the following Consent Agenda items:

a. Approved the Minutes for the September 2, 2026 meeting
b. Approved the Warrant List dated September 16, 2026 in the amount of $730,705.66
c. Approved to authorize Interfund Transfers for August, 2026 in the amount of $216,032.06
d. Approved August, 2026 Treasurer's Report
e. Approved to accept the resignation of Paul Bamburak from the Lower Makefield Township Human Relations Commission
f. Approved to adopt Resolution 26-14 affirming Lower Makefield Township's participation in the Sustainable Pennsylvania Municipal Certification Program
g. Approved to adopt Resolution 26-15 adopting the 2026 Bucks Hazard Mitigation Plan as the Official Hazard Mitigation Plan of Lower Makefield Township
h. Approved to authorize the Township's continued participation in the Bucks County Household Hazardous Waste Collection Program for 2026 ($6,636.00), 2027 ($6,967.80), 2028 ($7,631.40), 2029 ($8,295.00), and 2030 ($8,958.60)
i. Approved acknowledging receipt of the 2027 Minimum Municipal Obligations (MMOs) for the Lower Makefield Township Non-Uniform Defined Benefit Pension Plan, Lower Makefield Non-Uniform Defined Contribution Pension Plan, and Lower Makefield Township Police Pension Plan
j. Approved Makefield Highland Golf Course Dedicated Irrigation Line Project – Acknowledge Change Order #1 in the amount of $21,999.62 and payment of Payment Application #1 in the amount of $6,406.65 (stored materials) and approve Payment Application #2 in the amount of $163,927.97 to Twining Construction Company, Inc.
k. Approved 2026 Road Program – Approved Payment Application #4 in the amount of $256,291.20 to Earle Asphalt Company

l. 1664 Edgewood Road (The Point) – Approved Financial Security Release #1 in the amount of $173,952.28.

COMMUNITY DEVELOPMENT

Tabling Full Release of the Remaining Financial Security for Yardley Preserve

Mr. Grenier moved and Ms. Reiss seconded to approve the full release of the remaining Financial Security for Yardley Preserve.

Mr. Kratzer noted the final inspection was conducted by RVE, the Township's prior engineer. Mr. Grenier raised several technical concerns. Residents have expressed concern about stormwater management features and vegetation. Mr. Fuller stated he and Mr. Kratzer visited the site, and the basins are functioning as designed although long-term maintenance will need to be done. Basins have not yet been turned over to the HOA.

Mr. Joe DeLuca, developer, stated they still own the common ground. He noted work that was done on the side slopes, and he agreed to take care of dead trees if there are any. Mr. DeLuca was agreeable to the matter being Tabled at this time while items were addressed.

Ms. Cynthia Pawlowski, 1750 Doby Road, stated her property is at the back basin where she has lived for over two years. She expressed concern with vegetation, algae, dying trees, and some of the Belgian block.

Mr. Grenier moved, Ms. Reiss seconded and it was unanimously carried to Table the matter until the Board has more information.

ENGINEER'S REPORT

The Engineer's Report was in the Board's packet. Mr. Grenier stated he would like to have a future discussion about the Taylorsville Road sidewalk schedule and plans.

FINANCE

2027 Budget Workshop #1 – 2026 Year-End Projections and Operating Fund Trends

Ms. Mega Bhandary reviewed General Fund, Park & Recreation, Pool, and Golf finances. Key figures included the $469,000 projected General Fund deficit and 1.7 months of reserves, below the two-month GFOA benchmark. She noted the $885,000 annual gap between operating costs and revenues and limited capacity under the 14-mill statutory cap. Ms. Bhandary stated since 2020 the General Fund has received approximately $14.9 in transfers. She stated 2026 includes a $2.4 million Sewer transfer. She stated without structural changes, the General Fund Balance is projected to become negative in 2027.

The Board discussed limited millage capacity, potential use of Trust earnings or principal, expenditure reductions, staffing impacts, reassessment, recurring revenues, and the effects of Police Contract costs.

Mr. Joe Menard, Township resident, expressed concern with the proposed increase in the deficit.

MANAGER'S REPORT

Approve Acceptance of the Proposal from Concord Public Finance for Financial Advisory Services Relating to Potential Capital Project Financing

Mr. Kratzer stated two proposal were received with Concord Public Finance being the lower-cost proposal.

Mr. Grenier moved, Ms. Reiss seconded and it was unanimously carried to accept the proposal from Concord Public Finance for financial advisory services relating to potential Capital Project financing.

Approve Authorizing the Release of a Request for Proposals for the Patterson Farm Limited Phase 2 Environmental Site Assessment Relating to the Underground Diesel Fuel Storage Tank and Unmarked Storage Containers

Mr. Kratzer stated there was a consensus of the Board at the last meeting to put together an RFP for this purpose.

Mr. Grenier moved, Ms. Reiss seconded and it was unanimously carried to authorize the release of a Request for Proposals for the Patterson Farm Limited Phase 2 Environmental Site Assessment relating to the underground diesel fuel storage tank and unmarked storage containers.

Announcement of Patterson Farm National Register Nomination

Mr. Kratzer stated the Pennsylvania Historic Preservation Board recommended listing Patterson Farm on the National Register of Historic Places as the Thomas Janney Historic Agricultural District. The National Park Service will review and make the final determination.

Members of the Historical Commission and other volunteers were thanked for their work putting the Application together which saved the Township significant fund that would have to have been paid to a consulting firm.

Announcement of Local Share Grant

Mr. Kratzer stated the Township received notice that we are to receive a Local Share State-wide Grant in the amount of $200,000 for additional investment in the 9-11 Garden of Reflection Renewal Project.

Mr. Grenier thanked the organizers and staff for their work on the 9-11 ceremonies. Ms. Reiss stated the Committee worked very well together and did a great job as did Ms. Todd. She stated she heard all positive feedback. She stated she feels we should have a Committee every year.

SOLICITOR'S REPORT

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

Approve an Ordinance of the Township of Lower Makefield, Bucks County, Pennsylvania Amending Chapter 200 ("Zoning"), Article 1 ("General Provisions") to Update the Definition of "Structure"

Ms. Carlton stated this has been properly advertised.

Mr. Grenier moved, Ms. Reiss seconded and it was unanimously carried to approve an Ordinance of the Township of Lower Makefield, Bucks County, Pennsylvania amending Chapter 200 ("Zoning"), Article 1 ("General Provisions") to update the definition of "Structure."

Open Space Discussion

Ms. Carlton stated her office was instructed by the Board to work on various agreements for the purchase of open space consistent with the 2025 Referendum. The agreements take into account in excess of 100 acres of open space across multiple parcels, some of which have been drafted and are in the hands of the seller; and those should be before the Board shortly.

SUPERVISORS' REPORTS

Ms. Reiss stated the Golf Course is doing well. She stated at the Park & Rec meeting there were good ideas discussed related to the Pool.

Mr. Grenier stated the Zoning Hearing Board met and discussed the proposed car wash. The matter has been continued to November 2. Mr. Lewis stated the meeting can be viewed on YouTube.

Mr. Grenier stated the SR 332 Stony Hill Road Edgewood Village Integrated Master Plan Committee met to discuss the public hearings held in July and hope to provide a report to the Board of Supervisors by the end of the year.

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 at 9:30 p.m.

Respectfully Submitted,

Judi Reiss

Judi Reiss, Secretary

LOWER MAKEFIELD TOWNSHIP
BOS MEETING - 09/16/2026
INTERFUND TRANSFERS

August 2026 INTERFUND TRANSFERS		
Fund		
01-	GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	10,546.83
03-	GENERAL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	805.68
05-	PARKS AND RECREATION FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	1,986.44
09-	POOL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	1,117.67
33-	STORMWATER FUND TO ROADWAY IMPROVEMENT FUND	201,476.50
33-	STORMWATER FUND TO GENERAL FUND	98.94
		216,032.06

Daniel R. Grenier

Judi Reis

John B. Lewis

Colin Coyle

Matt Ross