

Ms. Wolff noted Page 4 has information on the Township's walking and bike path system. She stated this is a great amenity used by many residents in the community. She stated the system was largely built by developers as developments were built. The bike path/walking path Plan of 2003 is in the process of being reviewed, and they will add any recommendations that might come out of that review. Ms. Wolff noted the information regarding the County Plan which includes maps and identifies suggested bike routes throughout the County including two which she noted that go through Lower Makefield.

Ms. Wolff discussed a section they propose to add on greenways and trail planning. She stated that in 2011 the Bucks County Commissioners adopted the Bucks County Open Space and Greenways Plan which identified four greenways that go through the Township.

Mr. Bush noted there are two new ball fields being constructed which should be included as part of the Community Park.

Ms. Bush stated they may want to make reference to the fact that the goal of the Township was to provide recreation for a larger region, and she noted particularly Yardley and the Yardley Makefield Soccer Association.

Mr. Bush noted Page 7 with regard to the Senior Center, and he stated there is funding for a Community Center from the State and possibly additional funding from the Municipality. He stated the Center is proposed to be built on part of the Samost Tract.

Mr. Bush stated with regard to pocket parks, he felt that there was a cataloging by the EAC a few years ago of potential properties that could be purchased for that purpose. Ms. Torbert stated she feels that the Township recently made such a purchase in the Arborlea area. Ms. Tyler stated they recently purchased the Regan Tract on West Ferry. Ms. Wolff stated this was mentioned last month. Ms. Wolff stated they may want to include areas like this in the section on Open Space. She asked that the Planning Commission members contact them if they feel there is something that should be added once they review all the information provided. Mr. Bush stated he feels much of the information needed they should be able to get from Ms. Liney.

Mr. Richard Pressel, Veterans Committee, stated they are very busy collecting funds for the Veterans Monument, and they are approaching their goals. He stated Plans have been prepared, and they hope to have it completed before Veterans Day. Mr. Bush asked about long-term planning, and asked if there are other things they want done. Mr. Pressel stated he is not aware of anything else at this time. He stated there will be activities at the Park planned by the Veterans Committee and other organizations. Ms. Bush asked where the Monument is located, and Mr. Pressel stated it is in Veterans Park. He stated the flagpole and lights have been installed. It was noted this is also where the Farmers Market is held.

Ms. Virginia Torbert, Citizens Traffic Commission, was present. Ms. Torbert stated the Traffic Commission had provided a written response to the questions, and they emphasized linking the development with the transportation infrastructure. She stated transportation funding is becoming problematic both in the Township and throughout Pennsylvania. She stated while she recognizes that there are legal restraints regarding what can be required of developers, they feel that for any future development it is important to get as much as they can from the developers to put into the infrastructure. She stated some of the needed infrastructure improvements have been under discussion for fifteen to twenty years and have not been done. She noted specifically the one-lane bridge on Stony Hill Road and the Scudders Falls Bridge and the area surrounding the Bridge. Ms. Torbert discussed the roadway sufficiency analysis that was last done in 1991.

Ms. Torbert noted prior discussions about the desirability of developing some kind of traffic-calming policy for the Township, adding that the Traffic Commission has begun working on this. She stated she is not sure if the Township will want to put this in the form of an Ordinance or if it will just be used to help those having problems in their neighborhood. Mr. Bush asked what the procedure is now if someone has a traffic problem; and Ms. Torbert stated sometimes they go directly to the Supervisors, but many times they come to the Traffic Commission. Ms. Torbert stated they first try to get them to engage with the neighbors so that the Commission is not just responding to one or two people. She stated they request additional information, and it is an ad-hoc process. If it is something the Committee feels needs to be addressed quickly, the Committee will work as a liaison. She stated they have had some success in the past where they have recommended some minor solutions such as striping, etc. Ms. Torbert stated this is one of the reasons they wanted to come up with some guidelines. She stated there are problems in a number of neighborhoods with cut-through traffic and speeding; and the more the arterial roads become congested, the more people use other roads as a cut-through.

Mr. Bush stated at one point when they were considering the Overlay District, there was discussion about the intersection of Stony Hill and Yardley-Langhorne in Edgewood Village and the possibility of a roundabout as a traffic calming measure; however, he felt at that time that it would not work and that it would require additional land. He stated he has since seen some built recently that do work well. He asked if this could be looked at in the future for this location recognizing that it would involve PennDOT and that there are complications with that site. Ms. Torbert stated she is concerned that the developments in that area have been approved but with very minor road improvements. She stated in that area there is the need for traffic to be able to go through very quickly; but now with all the development, they want a walkable village and they need to consider how to do both. She stated currently the proposed improvements are extremely modest, and she is not sure that PennDOT has agreed with the developer on what they want to do. She stated this is also the case with regard to CVS at Oxford Valley. She stated at that location, it was the result of a Court case; and while the Township had proposals for traffic improvements, they could not do them because it was a Court case. Ms. Torbert stated with regard to the intersection in Edgewood Village people are already complaining about backups. She stated they cannot put a four-lane highway at that location and make it a walkable village. She stated Mirror Lake will also be impacted in this area, and that road is also a typical narrow Bucks County road.

Ms. Torbert stated one of the problems with roundabouts is that they are expensive; and if the developer is not doing it, it would fall back on the Township.

Ms. Bush provided some handouts which they would like to get feedback on. She stated they would like to find out what they would like to make sure would be protected in the future and what they should take into account as they look to the future such as the aging population, finances, future development, Smart Growth, etc. She stated she would also like consideration given to what they would like to see improved and what the ideal Township would look like in 2023 which will be the end of the ten-year cycle.

LAND TRUST PROPERTIES – REFERENCE LETTER DATED JULY 21, 2013

Mr. Robert J. Dwyer was present and stated he is present on behalf of BPG which owns 1000 Floral Vale and the Lower Makefield Township Corporate Center. He stated because he is involved in comprehensive plan analysis for them, they asked him to discuss with the Planning Commission a proposal that would connect the two parking lots that they own. He stated the main purpose of the request is because one of the tenants at 1000 Floral Vale asked that there be better circulation, and they felt that they could make use of the empty parking lot at Lower Makefield Corporate Center and exit out onto Stony Hill and Township Line Roads. He stated

they manage and operate both properties and since their headquarters is in Lower Makefield Corporate Center, they could therefore drive back and forth easier. He stated it would also be good for emergency services although there are other emergency service connections in the parking lots. Mr. Dwyer stated they would locate this in such a way so that it would not disturb much ground as there are some large berms between the two parking lots that was a result of the extra dirt from construction. He stated there is also a low-lying basin adjacent to the berms.

Mr. Dwyer showed the proposed location of the connection. He stated the sheet flow off of the driveway would be able to flow into the basin. He stated what they have proposed would not reduce any parking and would not require major earth disturbance. Mr. Dwyer also showed photographs of the area. He stated they intend to come in with a fully-engineered plan and make sure that it is not disruptive. He asked if the Planning Commission had any informal comments this evening recognizing that they would see this again at Land Development.

Mr. Dwyer stated while an engineer or traffic engineer may recommend that the connection be at a different location, that would require significant disturbance between the berms and create a high spot. He stated he would prefer not to put curbs in, and wants to do something that is low intensity and make it easy to get back and forth. He stated if it is determined in the future that the Township does not like it, it could be taken out and used for emergency-purposes only.

Mr. Dwyer stated BPG is part of an Association, and the Association indicated they were in favor of this.

Mr. Dwyer noted on a Plan the parking spaces at the South Campus of Lower Makefield Corporate Center which are always empty and far from the building. Mr. Bush asked what he would envision this being used for; and Mr. Dwyer stated there was a possible tenant considering coming into 1000 Floral Vale approximately six months ago, but they did not like the parking situation. Mr. Dwyer stated there were recent articles written that office buildings are looking to put more people in smaller pods because they are working out of their homes and when people do want to come in they want to get five parking spaces per unit. That tenant also felt inter-connectivity might be helpful. Mr. Dwyer stated it is currently empty because Lower Makefield Corporate Center has 40% vacancy at this time. Mr. Dwyer stated the interconnectivity would help in a number of ways. Mr. Dwyer stated this would also provide an additional way out and would be helpful in marketing.

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Mr. Pazdera stated they may want to have an engineer look into the alignment, and Mr. Dwyer agreed that they will look into this but he did not want to completely disseminate the entire berm area to install this small road.

Mr. Dwyer agreed to come back and go through a more formal Sketch Plan process and submit an escrow.

There being no further business, Mr. Pazdera moved, Mr. Bush seconded and it was unanimously carried to adjourn the meeting.

Respectfully Submitted,

John Pazdera, Secretary