

TOWNSHIP OF LOWER MAKEFIELD
PLANNING COMMISSION
MINUTES – OCTOBER 28, 2013

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on October 28, 2013. Chairman Bush called the meeting to order at 7:35 p.m.

Those present:

Planning Commission: Tony Bush, Chairman
Karen Friedman, Vice Chair
John Pazdera, Secretary
Dean Dickson, Member

Others: Nancy Frick, Director Zoning, Inspection, & Planning
Nathan Fox, Township Solicitor
Kristin Tyler, Supervisor Liaison

Absent: Mark Fried, Planning Commission Member

APPROVAL OF MINUTES

Mr. Pazdera moved and Mr. Bush seconded to approve the Minutes of July 22, 2013 as written. Motion carried with Mr. Dickson and Ms. Friedman abstained.

Mr. Dickson moved, Ms. Friedman seconded and it was unanimously carried to approve the Minutes of August 12, 2013 as written.

Mr. Pazdera moved, Mr. Dickson seconded to approve the Minutes of September 9, 2013 as written. Motion carried with Mr. Bush abstained.

Ms. Friedman moved, Mr. Pazdera seconded and it was unanimously carried to approve the Minutes of September 23, 2013 as written.

COMPREHENSIVE MASTER PLAN UPDATE - DISCUSSION OF COMMUNITY
FACILITIES AND SERVICES CHAPTER

Ms. Lynn Bush, Ms. Lisa Wolff, and Ms. Gail Friedman of the Bucks County Planning Commission were present. Ms. Wolff stated they have updated the Community Facilities and Services Chapter where they felt it was necessary. She stated this Chapter required a lot of outreach to different Department personnel and agency staff.

Ms. Wolff stated previously Stormwater Management was covered under the Water Resources Planning and did not have its own sub-section. She stated they previously discussed the importance of Stormwater Management planning, and they felt it should be pulled out to have its own Section; and that has been done. She stated they have also added extensive information under Hazard Mitigation to include what has been done at the County and Township levels.

Ms. Wolff stated there are a number of areas which have been shaded gray, and this is because they do not have updated information for those areas. She stated this includes the School facilities, the sewage facilities, Township Administration, and Public Works. She stated they have reached out to all the agencies, but they are still waiting for information. She stated for the sewage facilities, they have been having a difficult time getting information from the Bucks County Water and Sewer Authority. She stated they are also in the process of getting updated information from the Township Administration and Public Works. Ms. Wolff stated this Chapter has been a collaboration of staff at the Bucks County Planning Commission. She stated the new Sections – Stormwater Management and Hazard Mitigation – have come from the Bucks County Planning Commission environmental staff.

Ms. Wolff stated the first Section deals with Police protection and Emergency Management. Ms. Wolff stated she updated this Section based on information she received from Chief Coluzzi. Ms. Wolff stated in the 2003 Plan there was mention of some upgrades that were going to take place to the Police facilities, and those upgrades have occurred. She stated these upgrades were necessary for the Department to achieve accreditation.

Ms. Friedman asked the purpose of stipulating the number of sworn Officers as she feels that number would continually change due to the needs of the Township, and she questions the need for a concrete number. Ms. Wolff stated the Plans she has worked on are generally a snapshot of the inventory. Mr. Pazdera stated in the text it does state that the numbers are evaluated every quarter. Mr. Bush stated they did this in terms of Park and Rec as well indicating that these are the Park facilities as of today.

Ms. Wolff stated under the recommendations, previously they had recommendations for facilities as well as staff, and the facilities have been upgraded; and the Chief did not express any need for improved facilities. With regard to staff, the Chief did state that they are discussing staffing of the Department; and they are projecting the staffing levels will probably need to be increased, and he is looking at forty-two Officers while currently there are thirty-eight.

Ms. Wolff stated Emergency Management also falls under this Section, and the recommendations remain the same. Ms. Wolff stated Chief Coluzzi indicated that the Police Department now has six Police Officers who are trained in basic life support, and the Police Department has formed a partnership with area schools including the Pennsbury School District and some private and parochial schools to provide security for students and staff and help alleviate their security concerns.

Ms. Wolff stated with regard to fire protection, she spoke to Fire Chief Chamberlain who provided updated information for this Section. She stated in the previous Plan there was discussion about upgrades and renovations to the Yardley Borough Station, and those upgrades have been completed. She stated currently the Fire Company is undertaking a complete renovation of the Station on Stony Hill and Heacock Roads, and the purpose is to meet current standards. Ms. Wolff stated the company has fifty-five volunteer firefighters. She stated all Plans that come in are reviewed by a Township fire consultant to make sure that fire protection needs for proposed developments are met.

With regard to future needs, Ms. Wolff stated one of the main things that has happened since 2003 was that at that time there were plans to build a Sub-Station on the Snipes Tract in the upper part of the Township, and since 2003 those plans have changed. Ms. Wolff stated Chief Chamberlain stated originally there was an issue because they did not feel there were enough volunteers to staff a new Sub-Station in that portion of the Township. Ms. Wolff stated when you look at a Service Area Map and the Insurance Service Office which recommends that suburban areas be within a two and a half mile radius of a fire station with a first-response engine, there is a small area in the northern part of the Township that would not fall within that two and a half mile radius. She stated they do have a recommendation that the Fire Company and the Township consider the need to provide service to that area of the Township.

Ms. Wolff stated there is also a recommendation with regard to Fire Company staffing. She stated that Chief Chamberlain indicated that a lot of the volunteers perform a lot of duties in addition to fire fighting activities since they do Grant writing, investigations, prepare many reports, hazard materials inventory, and a lot of record keeping. She stated the previous Plan recommended consideration of a Fire Marshall position; however Chief Chamberlain felt while it is important to have additional help, he did not think it was good to pinpoint it as a Fire Marshall.

Ms. Wolff stated the Township may need to consider adding paid staff to assist with certain operational and administrative duties that the volunteers are currently doing.

Ms. Friedman stated she is concerned about putting off for the next ten years the fact that there is a small area of the Township that is not within the recommended assistance area for fire protection. Mr. Pazdera stated they have recommended that consideration be given to this. Ms. Friedman stated she feels it is important to consider funding this and how they could do this. She asked if what has been included is strong enough so that something will be done in the next ten years. Mr. Pazdera stated he feels they have indicated that it needs to be addressed. Ms. Tyler asked the specific area of the Township involved and how far they are outside the radius. Ms. Wolff stated she was given a very general Sketch Plan from her GIS Department, and the map she was given shows the location of the Fire Companies, but did not show Municipal boundaries. She stated she asked the GIS Department to print out the radii, and she provided this to the Planning Commission. Mr. Bush asked if they could be within the recommended radius from a Fire Station outside of the Township, and Ms. Wolff stated they could be. Mr. Bush stated that section may be covered by another Municipality's Fire Department. Ms. Friedman asked if they have information on the closest Fire Station from the area. She stated time is of the essence when there is a fire. Mr. Bush asked if they know how many people live in this area, and Ms. Bush stated she feels they could get an estimate on this. Mr. Bush stated he feels it would be good to indicate the percentage of the population that is not being served. Ms. Bush stated she feels it would be in the realm of the Planning Commission to suggest that this is a problem and to consider how they can get to a solution. Ms. Friedman stated she wants to make sure that this concern is strong enough in the Master Plan. Ms. Wolff agreed to look into the percentage of the population not being served. Ms. Bush stated they should also consider the potential for more development in that area.

Mr. Bush stated they have indicated in this Section the drop in numbers of volunteers; and while they did have in the Recommendations that they may need to have a paid Grant-writer, Administrative person, given the drop off in volunteers there may be a concern which should be noted in the Recommendations about the number of volunteer firefighters. Ms. Wolff stated she did discuss this with Chief Chamberlain, and he had asked if the seventy to eighty volunteers listed in the prior Plan were strictly firefighters since there are other volunteers who do behind-the-scenes jobs. Ms. Wolff stated money and volunteers are the two main problems she hears from Fire Companies. Ms. Wolff stated Chief Chamberlain did not indicate that a concern over volunteers was something he wanted to emphasize. He did indicate that a lot of their volunteers are those who have been part of the group for a long time so there may be a concern in the future as to how long they will remain volunteers. Mr. Bush stated if Chief Chamberlain is comfortable with the numbers for now, this should be sufficient for this Plan. Ms. Friedman asked if they are strictly responsible for generating their volunteer base. Ms. Bush stated she understands that the Township is good about allowing their employees to be volunteers in the Fire Company, and Ms. Frick stated this is still the case.

Mr. Dickson stated he knows all volunteer Fire Companies are having difficulty attracting new, younger members. Ms. Friedman asked if there is a way that the Township could partner with the Fire Company to see how they could educate the residents to understand the need for volunteers, and how they could get accredited to volunteer. Ms. Frick stated she feels this was just done recently at the Fire House. Ms. Friedman asked if there is a pamphlet in the Township that would be available for residents, and Ms. Frick stated there is not. Ms. Wolff stated they could include such a recommendation in the Plan. Ms. Bush stated she feels they could include something on how the Township could help them get more volunteers.

Ms. Wolff stated the next Section is School facilities, and she stated she indicated earlier that they are still waiting for information on this.

Ms. Wolff stated the next Section is Water Supply, and this Section was updated by one of the Bucks County Planning Commission environmental planners who have extensive background with water resource planning. She stated he reached out to the Pennsylvania American Water Company to get updated numbers. Ms. Wolff stated it has been indicated that future water needs will be expected to decline slightly due to continuation of historic trends of declining household size and increased use of water saving features. She stated Page 9, Table 16 gives the updated projected demand for water in the Township from 2015 to 2025, and in every category it has dropped. She stated the projected usage for the Township by 2015 had been estimated at 4.03 million gallons, but for 2025 it has dropped down to 3.17 million gallons per day. Under Recommendations for Actions one of the items that stays the same has to do with ground water – making sure that ground water resources are conserved. She stated there is a current policy to utilize surface water as well as ground water, and they need to make sure that ground water is available when needed. She stated well head protection had previously been included as a Recommendation, and this will remain as a current Recommendation. She stated it has been added to state, “Through land use Planning and Zoning, the Township can work towards the goal of well head protection.”

Ms. Wolff stated Stormwater Management has been removed from this Section, and they have added a new Section on Stormwater Management.

Ms. Wolff stated with regard to Water Conservation, this references the Delaware River Basin Commission recommending that various water conservation measures be implemented at the Township level and also the Township through its Code Enforcement Office should assure that water conservation aspects of the Building Code remain up to date.

Ms. Wolff stated the last Recommendation is coordination with water companies; however, nothing has changed in this regard since there is still a Recommendation that the Township plan long range with the Pennsylvania American Water Company to make sure that adequate water will be available for all stages of development in the Township.

Ms. Wolff stated the next Section is Sewage Facilities, and they are still waiting for information on this. She stated she hopes to have this information for November.

She asked if they should come back in November with the updated Sections that are missing along with what they had originally planned; and Mr. Bush stated he feels they should if they have it.

Ms. Wolff stated the next Section is the new Section on Stormwater Management. She stated the goal was to provide a lot of background on what stormwater management is along with the regulations and what has happened at the local, State, and Federal levels. She stated it describes the Pennsylvania Stormwater Management Act and the Stormwater Management Ordinances that have been adopted by the Township. She stated in pulling the various pieces of information together, there may have been some conclusions drawn that she wants to check on. She stated there are certain things stated as to what the Township does in terms of inspections of facilities, and she wants to double check that is being done. She noted particularly Page 15 which states, "The Municipality inspects all phases of the installation of the Best Management Practices." Ms. Frick stated this is done prior to the Township accepting Dedication. Ms. Wolff stated there are things she wants to go back to verify the Township is doing.

Ms. Wolff stated in 2011 the Township adopted the requirements and standards of the Neshaminy Plan and the Delaware River South Standards. Ms. Wolff stated she wants to make some revisions to Page 14 with regard to the Stormwater Management Ordinance to adequately explain that both of these Plans were adopted.

Ms. Wolff stated on the bottom of Page 14 it is noted that the Township did adopt Low-Impact Development Standards in the Zoning and Subdivision and Land Development Ordinance, and it describes the intent. She stated on Page 15 there is information provided on what the Township had been doing even before the Low-Impact Development Ordinance requirements were adopted including the detention basin planting schemes. Ms. Wolff stated in 1980 the Township realized that there was a lot of time and money being spent on mowing basins, and there were problems with basins because of erosion. She stated she understands that the Morris Arboretum was hired by the Township to develop the landscape strategy for detention basins which was a wonderful way to beautify basins as well since

there were beautiful natural wildflower areas. Ms. Frick stated while they have had this since 1980, a lot of the residents are not in favor of this; and they want the basins mowed like manicured lawns. Ms. Wolff stated this was really an important step even in water-quality aspects. Ms. Bush stated the Bucks County Planning Commission has shared Lower Makefield's plan with other Municipalities as a good plan for the environment. Ms. Wolff stated it is also noted that the Township requires Operations and Maintenance Plans for basin owners, and Ms. Frick stated these are handled by the Public Works Department. She stated they also discuss the inspections done at the time of Dedication.

Ms. Wolff stated the next Section deals with the National Pollutant Discharge Elimination System (NPDES) which is a Federal Program that required local regulations to be enacted in order to eliminate or slow down the number of pollutants that go into waterways. She stated Lower Makefield is a smaller urban community so they are covered under Phase II of the NPDES. She stated one of the requirements is that they must develop a Stormwater Management Program that would meet the State requirements and several standards. She stated there are six control measures – education, public involvement, elicit discharge detection and elimination, construction site and post-construction run-off control, and pollution prevention. She stated she believes the Township is complying with the NPDES requirements as they have the Stormwater Management Program, have a number of educational programs as the Website has extensive information, and the EAC has been instrumental in educating the residents about stormwater management.

Ms. Friedman noted sentence three, in the first paragraph on Page 16 which states "... therefore must develop a Stormwater Management Program;" and she asked if they should state "is developing" or "has developed" since they have most of the criteria in place. Ms. Friedman stated they could also state "is continuing to develop." Ms. Bush agreed to work on this language to reflect what has been done.

Ms. Wolff stated in the second paragraph it states, "The Public Works Department expends a substantial effort on the repair and replacement of drainage catch basins and storm sewers, and she stated they are following up with Public Works on this.

Ms. Wolff stated there is also a Recommendation that the Township should continue inspections of stormwater facilities, and they will clarify that the Township is doing this.

Ms. Wolff stated they have also noted the efforts of the EAC to begin turning basins that have been mowed back into natural areas. She stated ten basins were initially selected, and they are waiting to hear how many basins have been naturalized to date.

Ms. Wolff stated the next paragraph indicates that efforts should continue in locating illicit discharges and stopping those responsible for discharging pollutants into the streams, and she will check that this is being done. Ms. Wolff stated the Township is also to do street sweeping, maintaining trees, and removing debris, trash and accumulated sediment from culverts and swales; and she feels Public Works is working on this.

Ms. Wolff stated there is also a recommendation that they should continue to do inspection and maintenance of facilities, and she will verify that the statements made in this Section are accurate. She stated there is also a recommendation that the Township should continue to evaluate any problematic Best Management Practices or other drainage problems, and remediate and improve where possible.

Ms. Frick stated with regard to the recommendation that the Township should insure that new private stormwater facilities are installed correctly, this is done by the Township. She added that if they have been approved by the Township they make sure that there is a Note on the Plan that the homeowner is responsible for the maintenance and inspection of the stormwater systems. Mr. Bush stated the Township makes sure that they are installed correctly, but the follow up is the property owner's responsibility. Ms. Frick stated there are concerns when the properties change ownership. Mr. Fox stated it should be indicated that the responsibility is the property owners, but as a measure of last resort the Township could go on the property.

Ms. Wolff stated another recommendation is to continue education of the importance of stormwater management and to target younger audience with educational efforts such as partnering with schools.

Ms. Wolff stated the Township should also continue to identify illicit discharges and further its efforts by detecting and prioritizing stormwater problem areas including obstructions and drainage.

Ms. Wolff stated the next Section is Emergency Services, and she discussed this with Chief Coluzzi on information needed to be updated. She stated the personnel consists of twenty-six employees, including nine full-time, ten part-time, and seven volunteers in the Yardley-Makefield Emergency and Medical Services Unit.

Ms. Wolff stated Chief Coluzzi felt all the information in the Section was still relevant as to the way the Unit gets funding and what factors may put additional pressures on the Ambulance Service in the coming decade including the fact that there is an increase in an older population, new development, and population growth.

Ms. Wolff stated there is also a difficulty in recruiting staff. She stated they also need to upgrade, maintain, and replace equipment and vehicles as they age. She stated they also need to deal with Federal Government mandates. She noted the recommendations for action under Ambulance Services on Page 19, and Chief Coluzzi did not feel there was a need to change anything.

Mr. Pazdera stated there has been a decrease in the number of volunteers going from thirty-five to seven. Ms. Wolff stated she did not question this, but she will follow up on this. She stated she did provide Chief Coluzzi the last draft. Mr. Bush stated while there are currently nine full-time employees, it does not indicate how many full-time employees there were when they last did the Plan; and Ms. Wolff agreed to discuss this with Chief Coluzzi.

Ms. Wolff noted Page 18 regarding future needs of the Ambulance Service, and she added that Chief Coluzzi did not really identify any future needs. She stated they did add that Ambulance response to locations throughout the Township do fall within the required standards. She stated they did get a summary from the County Emergency Health Services which provided times for Emergency Squads in the County, and the benchmark is that ambulances are expected to initiate response to a call within three minutes and to reach their destination within ten minutes; and they feel the Squad falls within those standards. She stated they have added this statement. She stated the Chief did not indicate any new needs, and he agreed they should keep the recommendations the same.

Mr. Bush asked if there were any discussion regarding the need for any new equipment for the Fire Department. Ms. Wolff stated it was not relayed to her that there was a need for any new trucks. She stated she will double check on this to make sure with regard to both the Fire Department and Emergency Squad.

Ms. Wolff stated with regard to the next two Sections, they are still waiting for information from the Township Administration and Public Works.

Ms. Wolff stated the next Section is Solid Waste Management on Page 22. She stated this Section has been updated to identify what the Township has done since the last Master Plan. She stated in 1998 the Township passed an Ordinance insuring Commercial and Residential recycling and proper waste collection. It is noted that residents and business owners contract directly with private haulers for solid waste collection and recycling services. Mr. Bush stated within the last ten years, the Township passed an Ordinance that requires that haulers cannot collect trash prior to a certain time in the morning, and they should add this to the Master Plan.

Ms. Frick stated Public Works licenses the haulers, and Ms. Wolff should speak to Mr. Kall about this.

With regard to Future Needs on Page 23, Ms. Wolff stated a lot of language was added with regard to background on the Municipal Waste Planning, Recycling, and Waste Reduction Act which is known as Act 101. She stated this is the Act that authorizes Counties to prepare ten year plans to guide Municipal Solid Waste Planning. Ms. Wolff stated the County has done this, and there is the Bucks County Municipal Waste Management Plan Revision which was revised in 1991 and subsequently adopted by the Township in 2006 when there were additional revisions. Ms. Wolff stated the revisions adopted by the Township in 2007 provided for continued guidance for solid waste management throughout the County through the year 2014. Ms. Wolff stated Act 101 requires mandated Municipalities to establish a curbside program collecting a minimum of three types of separated recyclables plus yard waste. She stated the next paragraph also mentions Act 140 of the Pennsylvania Legislature which places additional responsibilities on non-mandated Municipalities that apply for Performance Grants in excess of a certain amount. Ms. Friedman asked if the part about non-mandated Municipalities necessary for the Lower Makefield Master Plan since they are mandated, and Ms. Wolff agreed to take that portion out.

Ms. Wolff noted the top of Page 24 which indicates that the Township is currently disposing of leaves on two Township farms, and she felt that there had been mention at a recent meeting that there had been a change to this. She stated Ms. Gail Friedman did verify that the Township currently disposes of leaves on three sites, and they will make a change to reflect this. She stated the sites are the Patterson Farm, the Recycling Yard at the Township Building, and the Snipes Tract.

Ms. Wolff stated under Recommendations for Action for leaf composting, it is noted that Act 101 requires monthly curbside leaf waste collection or bi-annual curbside leaf waste collection along with a drop off location. She stated it is recommended to examine alternatives to the Farms in terms of the leaf waste, and there are several composting facilities located close enough to be viable options. She stated this is the area in gray under #1, and this may change depending on the information that Ms. Gail Friedman gets from the Public Works Director.

Ms. Wolff stated with regard to #2 – Recycling – efforts to increase recycling is always something that is promoted and recommended and they have included some programs that might be considered. There was discussion on the haulers that use the Recycle Bank.

Ms. Friedman stated she does not feel there is any effort being made in the County to recycle Styrofoam. She stated she takes her Styrofoam to be recycled by her family members who live on Long Island. Ms. Gail Friedman stated she has asked about this, and she was told that at this point it is very difficult to reclaim Styrofoam particularly used, contaminated Styrofoam. Ms. Karen Friedman asked if they could discourage the use of Styrofoam by restaurants in the County. Ms. Bush stated other States have done this, but she is not aware of anyone trying to do this in Pennsylvania; and she feels this would be governed by State law. Ms. Bush stated the items that are recycled are those that have value. Ms. Karen Friedman stated she therefore feels that it should not be used.

Ms. Wolff stated also under Recommendations is to have special recycling programs and to continue to cooperate with the County on special programs such as the disposal of household hazardous waste, electronics. She stated she knows there was a drop-off event in the Township in September.

With regard to Education, Ms. Wolff stated it is recommended that the Township Website reflect current programs and that a mailing be done yearly to residents and businesses to detail the requirements. She asked if the Township has a Township Newsletter, and Ms. Tyler stated they have not for approximately two and a half years. She stated they are working now to bring the Newsletter back hopefully quarterly, and to include information on leaf collection, recycling, contact phone numbers, etc.

Ms. Wolff stated the next Section is Library Services, and Ms. Gail Friedman had reached out to the County Library. Ms. Wolff stated the only change was under Future Needs and Recommendations for Action at the bottom of Page 24; and in the previous Plan renovations had been planned for the Township's Library, and the physical renovations have taken place. Mr. Bush stated he feels the need for libraries is decreasing dramatically, and the concept of what a library contains and the amount of space they need is changing rapidly. He stated for the Bucks County Library to say that they do not plan on having any facility changes in the next ten years at the Yardley or any other location is of concern. He stated their needs for space are going to change. He stated at one point there was discussion about adding a Community Center to the Library building, but this was rejected. He feels there should be some concept as to what that space might be used for in the future in addition to an existing library. Ms. Wolff stated they are thinking of how they can get more digital information out to people without people having to come to the library so that it is more accessible. Mr. Bush stated in many communities, the library is becoming more of a Community Center; and they are putting in meeting rooms so that it is a joint operation. Ms. Wolff stated in Northampton they do have a lot of meeting space in that library. Ms. Bush stated she feels that the Library is thinking along those lines, and possibly they asked the wrong question as to their planning.

Ms. Wolff stated the last Chapter of this Section is Hazard Mitigation which runs from Page 25 to Page 30. She stated this was an added Section, and this Section tries to provide background on what hazard mitigation is including the legislation that enables mitigation planning which is the Disaster Mitigation Act of 2000. She stated this area also describes what has happened in the County and the Township. She stated in 2005 Bucks County created a Bucks County Hazard Mitigation Plan which was updated in 2011. She stated this plans for how to deal with disasters and any hazards that might come up. She noted Page 26 which identifies natural and manmade hazards. She stated for Lower Makefield flooding is an issue as they have experienced a number of flooding events particularly along the Delaware River. She stated the Township has agreed to the Bucks County Hazard Mitigation Plan in terms of the recommendations in that Plan. Ms. Wolff noted Page 27 and stated the Township Emergency Operations Plan is a guidebook on how to respond to emergency events, and it defines what resources would be needed, when outside assistance is needed, and trying to coordinate various emergency service personnel. Ms. Wolff stated the Township's Zoning Ordinance currently has floodplain regulations to prohibit development in the floodplain or else to have minimum standards that must be addressed if development occurs.

Ms. Wolff stated under Hazard Mitigation Actions on Page 27 there are a number of things that should be included and she noted, prevention, property protection, public education and awareness, natural resource protection, structural project implementation, and emergency services. She stated through the County's Plan the Township has committed to take specific actions within a certain number of years which she believes is ten years.

Ms. Bush stated the Pennsylvania Emergency Management Agency requires everyone to have a Hazard Mitigation Plan that must be updated every five years, and the County has chosen to volunteer to do this for the Municipalities; and through the process they make Municipalities attend at least one meeting, and then adopt the Plan. She stated Lower Makefield has done this. She stated PEMA also makes every Municipality agree to do certain things, and they can choose from a list what they want to do. She stated the things they have listed are the things that Lower Makefield has already committed to.

Ms. Karen Friedman stated she feels it would be more effective to have bullet points since it would make it easier for someone to read the Master Plan. She stated she feels there is some extraneous material, and what should be included is what the Township needs to do. Other Planning Commission members agreed. Ms. Friedman stated she feels the information could be reduced and still get the important points across. Ms. Bush agreed to work on this.

Ms. Wolff stated at the last meeting Ms. Karen Friedman asked about evacuation planning, and she did try to spell this out specifically under #5. Ms. Tyler stated there is concern about the volume of commercial freight trains and the contents of those trains that go through the Township. She stated she feels this is a unique hazard that Lower Makefield faces with the potential for a disaster of that scope; and she does not feel that this is addressed in the Master Plan. Ms. Friedman asked if the Township is prepared for hazard mitigation if there were a hazardous substance on a train. Ms. Bush stated there is a County Hazard Mitigation team that would come in in the event of a catastrophe like this. There was discussion about evacuating the Township if such an event were to occur. Ms. Friedman stated she feels the Township should consider evacuation routes, and mail information on this to each household in the Township. Ms. Tyler stated this is also the type of information they could include in the Township Newsletter.

Mr. Bush stated there is also a gas line going through the Township.

Ms. Wolff stated they will come back next month with the additional information they are waiting for as well as Chapters on Open Space and Historic Resources.

Ms. Bush stated they did have a meeting with the Delaware River Joint Toll Bridge Commission to get an update on Scudder Falls. She stated there seems to be a hiatus with their activities and their outreach to the Bucks County Planning Commission, although they did indicate that they have had discussions with Mr. Fedorchak. Ms. Bush stated they have selected their preferred alternative which is constructing a totally new bridge, reconstructing the intersections at both ends, and widening I-95 in both directions from the 332 Interchange; but there are still a number of hurdles. She stated they are still doing a lot of traffic studies and impact analysis on the traffic, and the diversion of traffic as well as trying to determine how to finance the \$300 million project which she feels is the biggest hurdle since they have never done a project this big. She stated it is possible that this project will be done within the next ten years.

Ms. Wolff noted the Vision Section of the Master Plan. She stated in the current Plan it is one page (Page #9) and it is general goals. She provided information on this tonight. She stated they need to consider updating this, and they looked at the notes from the last five meetings they have had with the Planning Commission. She stated they took the input received and tried to condense it into several main issues that came out at the meetings, and these were put under various headings based on how they would fall within the document under the Chapter headings. Ms. Wolff stated one sheet entitled "Vision for the Future" shows exactly what is in the current document. She stated the one entitled "Vision for the Future – Topics for discussion" is what they have pulled from the public input including recommendations and issues that were mentioned of importance when they had

discussions with various Committee members. She stated there were a number of duplicative items mentioned, and they have tried to list everything that was expressed; and they put them under various headings. She stated many of these items are already existing goals in the current Plan. Ms. Wolff stated some new items include Hazard Mitigation, Economic Development, and Energy which is a new Chapter they will discuss.

Ms. Bush stated they did touch on the main topics ten years ago, but they need to be revised to reflect current conditions.

Mr. Dickson stated with regard to population growth, he does not feel the area population is growing; and he feels this area is experiencing migration more than growth. Ms. Bush stated there was still rapid growth taking place in 2003. She feels Lower Makefield's population has been fairly stable. Mr. Dickson stated the population of the Commonwealth is aging, and Pennsylvania is aging faster than any neighboring state; and in terms of a vision for the future, they should reflect this. He stated they need to consider the need for services for an aging population. Ms. Bush agreed and stated this also relates to Emergency Services, and there may be different sets of needs for an older population than they had years ago.

Ms. Tyler stated they may also want to consider the proposed expansion of the railroad tracks through the Township since there is a proposal to add a third track. She stated SEPTA will be coming to the next Township Board of Supervisors meeting on November 6 to discuss this third line. She stated \$10 million has been dedicated to running this third track from Woodbourne to Yardley with the rationale given that it will allow less conflict between the commuter and commercial rails. She stated she also feels that it is to accommodate additional commercial trains, and the Township is investigating this. Ms. Tyler stated SEPTA is attending the meeting, and the Township has also asked CSX to come in as well. She stated this could have a significant impact on the Township. The proximity of a number of Township developments to the rail lines was noted. Ms. Bush noted her surprise about this proposal because of SEPTA's financial difficulties. Ms. Bush stated she meets with them every December on their capital projects for Bucks County, and it will be interesting to hear what they have to say at that meeting.

NEXT MEETING OF PLANNING COMMISSION

It was noted that the next meeting of the Planning Commission will be held on Monday, November 25, 2013.

October 28, 2013

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There being no further business, Mr. Pazdera moved, Mr. Dickson seconded and it was unanimously carried to adjourn the meeting at 9:10 p.m.

Respectfully Submitted,

John Pazdera, Secretary