

Lower Makefield Township
Environmental Advisory Council
November 13, 2013
Meeting Minutes

Those Present: James Bray, Chairman
Mark Bortman, Member
Dobby Dobson, BOS Liaison
Rick Ewing, Member
Paul Roden, Member
Gail Stringer, Member

Also in attendance: Cynthia D'Allessio, Resident; Mary Ellen Saylor, Boucher and James; Representatives from the Beazer Homes Group; Matthew Bulger, Resident

Mr. Bray called the November 13, 2013 meeting of the EAC to order at 7:05PM. The first order of business was the review and approval of the October 9, 2013 EAC meeting minutes; the minutes were approved unanimously, as written.

Harris Farm Sketch Plan Presentation – Representatives from Beazer Homes presented two new plans for the Harris Farm property at 1269 Edgewood Road, one with 30 lots and one with 35. They expressed interest in getting comments on the plans from the EAC, so they could incorporate those into their planning as they move forward. Mr. Bray expressed appreciation that they are presenting early in the process, and suggested that this should allow things to go more smoothly, as has been the case with previous projects.

The plans show those areas that were previously landfill, as well as identifying the wetlands; Beazer plans to stay out of those resource areas. They are employing the cluster approach, allowing for 55%-60% open space in both plans. They plan to work within the Low Impact Development Ordinance and to reference LMT's Native Plant Ordinance when planning their landscaping. Mr. Roden asked for their thoughts on pervious pavement, explaining that LMT is in the process of developing a Pervious Pavement Ordinance. They said they would take a look at it, as well as considering Mr. Bray's suggestion that the basins be naturalized. Mr. Bray explained that, though pervious pavement is not normally used on roadways, Upper Makefield has done it with good results. In response to Mr. Bortman's question about how much regrading would be needed, they replied that there would be a significant amount of disturbance. Mr. Bray suggested that they also consider rain gardens.

Ms. Saylor asked if they would be remediating the buffer, and they said they would. Mr. Bray talked about New England, where they are using dense buffers, and suggested that the EAC would be open to dense buffers that shield the development from the road.

There was a discussion of soil types. All details on soil types will be included in the more detailed plan. Mr. Bray discussed the need to put basins on land that is porous and homes on land that is not porous. Beazer said they might need assistance from the Township to keep soil on site and to reduce truck traffic.

Beazer mentioned that the EAC had approved the old capping. Mr. Bray agreed, saying that it can still be considered approved as long as the restrictions remain the same. The plan is still to turn the landfills area into a wildflower meadow on which they might provide some kind of passive recreation, which Mr. Bray thought would be very appropriate.

Mr. Dobson asked about the height restriction of 35' and said that restriction is still required by the Board of Supervisors. Beazer said that they are trying to work with the geology that's present and are looking for accommodation for the basement. Ms. Saylor asked about the flood plain. Beazer said they would be doing an extra layer of permitting for the flood plain area.

The EAC unanimously preferred the plan with 30 homes, which would allow for more open space and other amenities. Beazer Homes is aware of the EAC's preference. However, the number of homes in the development has not yet been decided upon.

Pervious Pavement Ordinance Update – John Koopman, LMT's Attorney, is currently reviewing the ordinance. Mr. Bray does not foresee any major changes since Mr. Koopman has reviewed it previously. We would be the first in the State to have such an ordinance.

Cool Cities Buy Local – Mrs. Stringer provided a list of LMT businesses, by category, to the EAC members. She had eliminated from the original list those business names that she felt should not receive a mailing. She has printed the labels and is drafting a letter, which she will send to the EAC for their review, when it is completed. Mr. Bray and Mr. Dresser will be meeting with Mr. Fedorchak on Monday and will provide him with a list of the businesses by category.

Open Space – The EAC had sent out 80-85 letters to residents to gauge their interest in selling their property outright, or development rights, to the Township. There were 25 positive responses. Mr. Bray, Mr. Dresser and Mrs. D'Allesio have toured some of these properties and have a few more to visit. They want to meet with the Supervisors in Executive Session to make their recommendations. Once the properties are chosen, it will be important to get appraisals completed as soon as possible, as the money, if not spent, will be taken away in a little over a year.

Bird Migration Lecture – Tasks were assigned for the upcoming November 16 lecture.

Tree Tenders – Mr. Bray and Mrs. D'Allesio gave an update on the LMT Tree Tenders group. In October, the group, including some volunteers, pruned and mulched 13 trees in the ballfields off of Roelofs Road. They are now looking at projects in Macclesfield Park. Mr. Brays sees a synergistic relationship between the Tree Tenders and the EAC. He suggested that the EAC might use some of their

budget money to purchase tree gators that the Tree Tenders could have access to. Mrs. D'Allessio asked if the Township has a very large watering can or some other way of transporting water onto the properties where trees are being planted and/or tended. Mr. Bray will talk to Mr. Kall about it. In a discussion of the trees that will be planted in Veterans Park, Mr. Dobson talked about the possibility of bringing water onto the property, possibly hooking up with the CVS. Mr. Roden provided Mrs. D'Allessio with the name of another scout group that might be interested in volunteering.

Recycling Update – In Mr. Dresser's absence, Ms. Bray reported on the Columbus Day Soccer Tournament. When she and Mr. Dresser visited the tournament, they found that, though there was recycling being carried out, there were three problems:

- The recycling dumpster was much smaller than the trash dumpster
- Bags of recycling, if there was even minor contamination, were being trashed
- The smaller recycling containers that were placed around the fields were not working as well as they could have been and there were not enough of them

Mr. Dresser passed those comments on to Donna Liney and offered EAC money to help buy 50 new recycling containers. Since then the recycling containers have been delivered.

Open Discussion –

- Mr. Roden presented his video on recycling and was given positive feedback on the content.
- Mrs. D'Allessio pointed out some problems with the EAC website; she will send the information to Mr. Bray.
- In response to a question about the Snipes tract, Mr. Dobson reported that the leaves the Township picks up will go there in the future; it could be a new mulch field.

With no further business to discuss, the November 13, 2013 meeting of the EAC was adjourned at 8:45PM. The next meeting of the EAC will be held on December 11, 2013, at the LMT municipal building at 7PM.

Respectfully Submitted,

James J. Bray, Chairman

