

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES - JANUARY 16, 2008

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on January 16, 2008. Chairman Caiola called the meeting to order at 7:30 p.m. Mr. Maloney called the roll.

Those present:

Board of Supervisors: Greg Caiola, Chairman
 Steve Santarsiero, Vice Chairman
 Matt Maloney, Secretary/Treasurer
 Ron Smith, Supervisor
 Pete Stainthorpe, Supervisor

Others: Terry Fedorchak, Township Manager
 David Truelove, Township Solicitor
 James Majewski, Township Engineer
 Kenneth Coluzzi, Chief of Police

PUBLIC COMMENT

Mr. Zachary Rubin, 1661 Covington Road stated he is in support of the Responsible Contractor Ordinance. He stated a number of contractors and their supporters have come before the Board of Supervisors arguing that the Ordinance excludes a number of responsible contractors to bid on the Township contracts. He stated there is an organization called the Associated Builders and Contractors which is a National organization of non-Union shop contractors who have a Nationally-renowned Apprentice program. He stated they have a school in Lansdale for people in the building and trades industry offering full-time programs day and night so that a Certified Apprentice can graduate from the program and become a Journeyman or Journeywoman. He stated while he is a strong proponent of the Building and Trades Council of AFL-CIO's Apprentice Program, there is this parallel program where any non-Union contractor can send their employees to an Apprentice program and in the future a contractor would then have no excuse coming before the Township and claiming that it is an unfair Ordinance.

Mr. William Gibney stated he is 85 years old and has lived in the Township since 1962. He stated he is present to represent the Senior Citizens. He noted the recent articles in the Yardley News and the Bucks County Courier Times which indicated that the Lower Makefield Supervisors do not care about the Senior Citizens as they do not have a Senior Citizen Center. He stated currently there are 12 Senior Centers in Bucks County all of which were built without requiring a Referendum of the voters. He stated while there were two previous Referenda in the Township which were turned down by the voters,

they were for expensive Community Centers – not a Senior Center. He stated even he voted against these Referenda. He stated the Senior Citizens pay School taxes despite the fact that they do not have children in the School system. He stated a \$2.5 million bond could build a Center and would cost the residents only an additional \$10 per month in additional taxes. He stated land is already available on which to build a Senior Citizen Center. He stated State money would pay a substantial amount toward maintaining a Center once it is built. He stated during the Campaigns, the Supervisors indicated they would look out for the interests of all the citizens.

Mr. Gibney stated he has approached the builder who built the Bristol Township Senior Center; and he indicated that while he is not looking for new business this year, he may be able to construct a Center in the Township next year and estimated that he could build a Center similar to the Bristol Township Center for \$1 million. Mr. Gibney stated this would therefore result in approximately \$3.50 to \$4 per family per month in additional taxes. Mr. Gibney stated he has estimated that the Township Seniors have contributed \$7,875,000 to the School District this year in taxes.

Mr. Gibney stated he has also been in touch with Dave Steil who indicated that if the Township builds a Senior Center, he will make sure that the Township gets their portion from the State Lottery to support the maintenance.

Mr. Caiola stated over the last five to six months the Board has been trying to secure the Masonic Lodge for a Senior Center, and it was a disappointment when this did not occur. He added that Mr. Fedorchak recently spoke to a group of Seniors and gave them an update on what had transpired and how the Township plans to proceed. Mr. Caiola stated the Board will continue to work on securing another building to be retrofitted or to build a new building.

Mr. Gibney stated they do not want to be added onto a Community Center. He stated the other 12 Senior Centers are stand alone Centers and not connected to any Community Center. He stated the contractor he spoke to indicated he would also build the parking lot, supply the electricity, and provide a kitchen.

Mr. Fedorchak stated he is working closely with the Senior Executive Committee to find a suitable home for the Senior programming, and they are examining existing Township facilities to see if they can retrofit. Mr. Gibney stated they want their own new building. Mr. Fedorchak stated he is dealing directly with the Senior Executive Committee, and they seem willing to explore what he has discussed. Mr. Gibney stated he feels this is the wrong group. Mr. Fedorchak stated the Township will continue to work on this issue.

Mr. Santarsiero stated they had been having discussions about the Masonic Hall for approximately a year and a half. He stated this would have been a perfect facility

because it is a large facility in good condition with a kitchen and located near Edgewood Village which they hope will be the Township Center at some point. Unfortunately, this fell through for reasons beyond the Township's control as the Masons decided they did not want to sell. He stated they are now actively looking for other locations. He stated cost will be an issue, but the Board is committed to the idea of a Community Center with an area for the Seniors.

Mr. Gibney stated he is not interested in being part of a Community Center with a Senior area attached. Mr. Santarsiero stated this is what they are offering. Mr. Gibney noted Morrisville rents out their Senior Citizen Center when not in use by their Seniors, and they rent it out at \$50 an hour for various functions as well as getting \$45,000 from the State. He feels Lower Makefield would get much more.

Mr. Bob Slamen, Bedford Place, stated he is 77 years old and has lived in the Township for 47 years. He stated he is against the Senior Citizen Center because he is against higher taxes. He stated he feels Seniors are selfish. He stated while the Seniors look for discounts, he feels it is the young families that need the discounts. He stated he also feels the Township provides a lot to the Seniors such as Police, Fire, and Ambulance protection, ball fields, and other athletic facilities. He does not feel the Township should spend \$1 million to build a Senior Center which will then incur costs for maintenance. Mr. Slamen stated with regard to the Responsible Contractor Ordinance he does not feel that a small contractor could afford to send their employees to Apprentice school; and he still feels it is wrong to have only Union contractors working in the Township.

Mr. Caiola stated he neglected to note that prior to the start of the meeting, the Board met in Executive Session to discuss litigation and real estate matters including the Masonic Temple.

Mr. John Heilferty, 5 Mile Woods, asked for an update on the deer management issue. He stated it is his understanding that the Board's original decision to proceed with an RFP which was intended to implement Bryon Shissler's deer management plan has been altered. Mr. Fedorchak stated he would like to bring back Mr. Shissler within the next month to discuss alternatives noting that the Board is now looking into archery rather than sharp shooting. Mr. Caiola asked that it be put on the next Agenda if possible. Mr. Heilferty stated he does not feel Mr. Shissler should be proceeding with an RFP if they are not going to proceed in the manner previously discussed. Mr. Heilferty welcomed Mr. Maloney and stated they are looking forward to having him visit the Five Mile Woods to be introduced to their facility as well as to the Friends of the Five Mile Woods.

APPROVAL OF MINUTES

Mr. Santarsiero moved and Mr. Smith seconded to approve the Minutes of December 19, 2007 as corrected. Motion carried with Mr. Maloney abstained.

Mr. Santarsiero moved, Mr. Maloney seconded and it was unanimously carried to approve the Minutes of January 7, 2008 as written.

REPORT OF THE SPECIAL EVENTS COMMITTEE

Ms. Kathy Kraeck and Ms. Marielle Wolf were present. Ms. Kraeck reviewed the work that has been done by the Special Events Committee since they were formed including Community Pride Day and the Veterans Day parade and Ceremony. Ms. Wolf stated for 2008 they are proposing three events. She stated they are proposing a family spring event to be held on Saturday, May 31 through Sunday, June 1 which will be a Camp Out/ Night Out/Hang Out including an evening outdoor movie, games and activities, a cookout which they hope the Police Department will handle, and a pancake breakfast held by the Fire Department. She stated this event will be a benefit for the Township first responders – Fire, Police, and EMTs. This will also provide an opportunity for the community to meet the first responders. She stated in conjunction with the Fire Department, they are also proposing a “wet down” which is a “baptism” of Fire Department equipment. She stated they take out the hoses and clean the truck in front of everyone and then those in attendance can be sprayed by the hoses as well.

Ms. Wolf stated Community Pride day is proposed for 9/1/08; and this year they would like to have a 5K and 1K Race, a Bike Race, and a Dog Walk Fundraiser. She stated they wanted to get more community involvement and improve on the success of last year. They hope to add more activities and more vendors.

Ms. Wolf stated the Veterans Day Parade is proposed for Sunday, November 9, and they would like to work with the Veteran’s Memorial Committee and improve on the success of last year’s event as well as having more Veteran participation.

Ms. Diane Mays, Lanyard Road, asked how much money was spent in 2006 and 2007 for Community Pride Day. Mr. Fedorchak stated he can provide this information to Ms. Mays. Ms. Mays questioned where the funds have come from since there was a prior discussion about a Senior Center, and the Board indicated they did not have any money. Ms. Mays noted particularly the fireworks displays adding that she heard that the first year this part of Community Pride Day was paid for by someone other than the Township, and she asked if this was done in 2007 as well. Mr. Fedorchak stated it was paid by someone other than the Township. Mr. Caiola stated last year they went back to the people who had supported them in the past, and both years they have been

able to build on this and get more contributions including funds from Mr. Majewski's firm. He stated there is some money that comes from the Township. Mr. Smith stated the Flemings (Shady Brook Farm), McCaffrey's and other businesses and individuals have come forward to help defray the costs and have been recognized for this. He stated CMX, Mr. Majewski's firm, paid for the entire cost of the fireworks. He asked that Mr. Majewski again convey the Township's thanks for doing so.

PRESENTATION OF SKETCH PLAN BY FRANKFORD HEALTH CARE SYSTEMS FOR A PROPOSED MEDICAL FACILITY AT NEWTOWN-YARDLEY & STONY HILL ROADS

Mr. John VanLuvanee, attorney, was present with Roy Powell, the CEO for Frankford Health Care Systems, Michael Sher, Real Estate Consultant, and Brian Zaph, engineer. Mr. VanLuvanee stated he advised Mr. Fedorchak a few weeks ago that ordinarily he would have filed an Application for a Special Exception with the Zoning Hearing Board, but he felt a project of this magnitude deserved a public airing. He thanked the Board for allowing them to make this informal, initial presentation.

Mr. VanLuvanee stated Frankford Hospital has under Agreement the 41 acre tract of land on the southwest corner of Stony Hill and Newtown-Yardley Roads which was Lot #1 on the Shady Brook Subdivision approved last year. He stated Frankford Hospital proposes to locate a hospital and medical center on this property which is located in the O/R District where a hospital is permitted as a Special Exception. He stated they are not asking for a change of Zoning, and they do intend to proceed with an Application to the Zoning Hearing Board. Mr. VanLuvanee stated this evening they would like to provide an overview of the project, and have the Board review the power point presentation prepared by Mr. Sher.

Mr. Sher stated they have been retained by Frankford Hospital and have been working with them for the past several months. He showed a rendering of the proposed campus which is conceptual in nature and may change over time as they go through the design process. He stated there are several elements that will remain constant which are the image, culture, and professionalism that Frankford wishes to install in this environment. He stated patients and employees will feel that it is a center of excellence and unlike any facility that exists within the Country. Mr. Sher stated Frankford is interested in re-locating their facility currently located near the Oxford Valley Mall to this proposed location. He stated they do not plan to simply replicate that facility but they will create a Nationally-recognized healthcare facility that will care for generations, adapt to new models of care, and address some of the shortcomings and issues that hospitals today are unable to address. He stated they plan to integrate technology into every aspect of the system within the building, using building systems to create a cleaner/healthier environment, energy efficiency by reducing operating costs, and finding alternative fuel

sources. He stated they also plan to design for flexibility for future uses and new technology. They will also design for academic centers of excellence and address the needs of patients, families, and employees.

Mr. Sher stated what makes the proposed site so attractive is the fact that Frankford has been in the area since 1999 and has established a strong presence within the community. He stated they also feel this area is a community which is well regarded and offers services and has the infrastructure which can aid in attracting renowned medical experts and staff. He stated this tract also has direct access to major thoroughfares – I-95 and 332. He stated it is also a region where they feel there is demand for a comprehensive tertiary healthcare campus. Mr. Sher showed a map of the proposed location which is three miles from the existing hospital and stated the new location will allow their existing patients to continue to utilize the Frankford physicians.

Mr. Sher noted the Preliminary Site Plan showing the 41 acres site and the surrounding area. He showed a multi-dimensional Plan which shows the buildings being considered to be constructed along with the parking. He stated the hospital will have approximately 225 beds. In the interest of creating a more user-friendly environment, they are looking at models which are not spread out; and they are compressing and bringing in services, and minimizing walking distances that patients, visitors, and employees have to travel. He stated in order to do this, they feel that they will have to build up to approximately five stories so that they may need a height Variance. He stated this will allow them to preserve as much green space on the campus as possible. Mr. Sher also noted the two out-patient buildings and the parking. He stated the estimates indicate they will be required to provide 1100 parking spaces, and they have proposed 1200.

Mr. Sher stated they have planned under the advisement of their traffic engineers, the placement of certain entrance points into the site – two along Stony Hill Road and also access points along 332. He stated preliminary reports from the traffic engineers indicate that this is feasible with some modifications, and as soon as the report is finalized, they will provide it to the Township.

Mr. Sher noted a drawing to show the distances between the buildings as they relate to 332 and at the back end of the property line, and how a five-story building would look relative to three-story offices in the front since it slopes and creates a gradual incline as opposed to having a five-story building at the property line.

Mr. Sher stated they plan to provide comprehensive clinical services, surgical, women's health, and cancer. He stated they will focus on how the services will be delivered and they will create a different environment from that which exists today. He stated they will also incorporate cutting-edge technology and facility design. He stated they will create open spaces and flexibility in operating suites and at the bedside. He stated they also propose that these will be single rooms. He stated the limitations of the existing facilities

and the cost of retro-fitting makes it very difficult to accommodate this new standard of care.

Mr. Sher stated their aim is to create the cleanest environment for a hospital using the highest quality air-filtration systems and creating sterile environments throughout the facilities. He stated they also propose energy efficient environments and to create green buildings. He stated they will also challenge their engineers to come up with creative ways to address stormwater management concerns. They will also create an environment that addresses the needs and limitations of patients, families, and employees. He stated they want to make it easier to navigate their facility and to provide private patient rooms with home-like amenities to create a healing environment. They also hope to make it a better environment for their employees. He stated improved employee satisfaction leads to improved patient satisfaction. Mr. Sher stated they also propose to create an academic center of excellence and harness the academic resources which exist within the community and the resources that Thomas Jefferson University can bring in their partnership with Frankford. He stated they want to create an environment where as people learn, they will be willing to stay and support the local health-care infrastructure as opposed to training in this area and then leaving for other parts of the Country.

Mr. Sher stated they propose to re-locate the Frankford School of Nursing, and consider potential partnerships with Holy Family University and Thomas Jefferson University. He stated they recognize that the project must enhance the local health care infrastructure noting that the region is served by many well-respected organizations. He noted that in this area 30% of patients of hospital discharges of residents of Bucks County take place in a Hospital located outside of the County. He stated they want to provide the residents of the community a choice; and if they need the most complex of care that they would receive in an academic center, that it be brought closer to home to create a more convenient and more reasonable alternative.

Mr. Sher stated there is a “halo” effect to bringing in a world-class institution, and the “halo” effect is the benefit it brings to the surrounding community. He stated the type of people who come to work and support the health care institutions, become an integral part of the community. He stated they recognize that the economic benefits are a significant issue; and they would ask that the Township not look at this as merely a non-profit enterprise as there are other programs that will be incorporated onto the site including joint ventures and new dynamic ways of doing business and partnerships which will contribute to the tax base. He stated the Hospital Association of Pennsylvania and the American Hospital Association have proven that there are direct and indirect benefits to having a hospital within the community notwithstanding a hospital’s non-profit status. He stated they should also consider the direct revenues associated with Permits, Fees, and Inspections which are ongoing.

Mr. Sher stated the next step will be to continue the design process and look outside of healthcare and even the Country to consider new ways to provide care. He stated they will also work cooperatively with Township officials and community leaders throughout the development process.

Mr. Smith stated his wife works as an Administrative Assistant for Capital Health Systems, and he asked if there would be any conflict of interest if he participated in the discussions. Mr. Truelove stated he does not feel there would be any conflict at this time. Mr. VanLuvanee agreed.

Mr. Smith stated he is concerned as to how this will change the character of the Township. He stated the Township is concerned with their quality of life which does attract people noting Lower Makefield is one of the most desired areas to live in on the East Coast and they have been so recognized. He asked about Certificates of Need. Mr. Sher stated in Pennsylvania this is no longer required. Mr. Smith stated they indicated that they are trying not to duplicate any community hospitals in the area and asked which hospitals they were referring to. Mr. Sher stated he was referring to the infrastructure or model within which they exist – the design and the lay-out. Mr. Smith asked what market demands they are addressing, and Mr. Sher stated he feels these questions would be better addressed to the representatives from Frankford.

Mr. Roy Powell stated they propose to offer a full array of services, and it is not that they are offering services different from Capital Health or St. Mary, but they are looking to deliver something that is different than what exists today. He stated many other hospitals are spread out and difficult to access. They will also add services through partnerships with Jefferson that would typically not be offered at a community hospital such as very advanced radiation therapy and other advanced treatment protocols. He stated they anticipate having a number of faculty at this location in all disciplines.

Mr. Smith asked if they are aware of the long-term plans of other area hospitals. Mr. Powell stated while there will be some competition, they feel competition is a good thing; but one of things that is unique in this situation is that they are not really building a brand new hospital as they will serve a population that already exists and expand on it. Mr. Smith stated Capital Health is also building a new hospital approximately ten to fifteen minutes away from Lower Makefield; and Mr. Powell stated they are aware of this and have taken it into consideration.

Mr. Smith stated they indicated that there will be approximately 1200 parking spaces and 225 beds. He asked the average length of stay for the beds, and Mr. Powell stated it is four to five days. Mr. Smith asked if they did a Clinical Need and Regional Service Utilization Study; and Mr. Powell stated they have done an assessment of the demand; and while they have not completed the particular study referenced by Mr. Smith, they

have done other studies and used data from HAP, their own data, and data from Jefferson University. He stated if the Township is particularly interested in the study noted by Mr. Smith, they would be willing to provide it. Mr. Smith asked if this was not required, and Mr. Powell stated it is not. Mr. Smith asked if they do not feel it is necessary to do, and Mr. Powell stated while they will do whatever the Township wishes, of more interest to them is to know that the demand is there, and they have done an enormous amount of demand studies. He stated this project will cost as much as \$300 million so they want to make sure that it will be used.

Mr. Smith asked the number of employees they anticipate at this location, and Mr. Powell stated when fully operational, they anticipate approximately 1200 to 1500. Mr. Smith stated he feels that when you have this number of employees and then the volume of ancillary services, bio-medical waste, and environmental and materials management, it will have an impact on the traffic. Mr. Powell stated they have had an intense traffic review; and while he does not have it available this evening, the Township will receive the study when it is in final form. Mr. Sher stated while the study is in draft form, they have indicated that with modifications, the site can accommodate what has been proposed. Mr. Powell stated they looked at shifts, number of people on each shift, patient traffic, etc.

Mr. Smith stated he has been advised that St. Mary's is a Level I Trauma Center, and Mr. Powell stated he believes that they are a Level II Trauma Center noting the only difference between Level I and Level II is the nature of the cardiac cases they take. Mr. Smith asked if this proposed facility will be a Trauma Center; and Mr. Powell stated they do not anticipate that it will be at this point. He added Frankford Torresdale is currently a Level II and St. Mary's is a Level II Trauma Center, so he does not feel the area needs another at this point. He stated if St. Mary's would decide to discontinue this, Frankford may re-visit the subject.

Mr. Smith noted they discussed the medical building including the economic and non-economic benefits. He asked the outpatient services they plan to introduce at the facility. Mr. Powell stated they will have a full array of ambulatory services and will probably do joint ventures along surgical lines and imaging, which is where the tax base comes in. Mr. Smith asked if the staff for these services was included in the 1200 they already indicated, and Mr. Powell stated in terms of the overall staffing it would be part of the overall numbers; although the doctors included in the joint ventures could be a different number of individuals who would be independent contractors joint venturing with the organization. Mr. Powell stated they did include this in the traffic study.

Mr. Stainthorpe asked what would be similar in size to a 225 bed hospital, and Mr. Powell stated the size would be approximately two thirds the size of Abington Hospital. He stated he believes St. Mary's has approximately 260 to 270 beds.

Mr. Stainthorpe stated while he understands what they are trying to do with regard to marketing and level of services, as a Supervisor he must look at this project as a Land Development Plan, and consider the merits or detriments. He stated while it is only a Sketch Plan, he has a problem with a five-story building noting that even with five stories, this will result in an enormous amount of impervious surface. He stated it is also located across from a farm that has been preserved as well as a farm down the road which has been preserved, and he sees the potential for this proposed use to totally change the character of what is the gateway to the Township. He stated he would need to learn more about traffic as well as the need for this facility. He stated he feels what they are trying to do is great, but he does not feel it should be in this community. He stated the Township has provided a suburban type of lifestyle, and he is not sure that a big-city, world-class, state-of-the art hospital is the right fit for the community. He stated they have looked at the Office/Research District as a place for ratables, but he is concerned about the scale of this project.

Mr. Santarsiero stated he agrees with Mr. Stainthorpe and feels the scale is well out of proportion for what the area can bear. He stated it appears they are proposing to cover 76% of the lot. Mr. VanLuvanee stated their proposal is for 63% impervious surface, and the Ordinance permits 65% in this District. Mr. Santarsiero stated the Township has also passed a Low Impact Development Ordinance, the purpose of which is to better manage stormwater and to help mitigate flooding. He stated while he is encouraged to hear that they are interested in LEAD methods in terms of the construction process, they did not indicate that they would make it a LEAD-certified building. He stated he is also skeptical that they can pass the LID Ordinance. He stated he is also very concerned about the traffic. He stated Stony Hill Road currently has problems in this area. He stated the Makefield Executive Complex which is on Stony Hill Road has significant problems at rush hour, and there have been numerous accidents. He stated traveling northwest at rush hour turning onto Route 332 in either direction, there are currently cars stacking up a long way already, and they would be adding a 225 bed hospital as well as a proposed restaurant which will be an added burden on a road that is already overburdened. Mr. Santarsiero stated he is also concerned about saturation in the marketplace. He noted the close proximity of St. Mary's and Capital Health System and questioned the need. He stated he understands that they have an existing facility and many of the people using it may use this new facility as well; but he noted there will also be people driven from the existing hospitals, and he is not sure that they necessarily need this in the region as this could result in a problem for those other hospitals. He stated they need to take a global look at this as members of a larger community. Mr. Santarsiero stated the Township has been fortunate enough to have farms preserved in this area, and this proposed use is not in keeping with the character of the immediate vicinity.

Mr. Maloney stated he lives a half mile from the proposed site and travels 332 and Stony Hill Road frequently during rush hour. He stated the traffic in the area is crippling, and he will be interested in seeing the traffic study noting they will also take into account the

fact that some of the recent studies they have seen do not always capture exactly the individual experiences that the residents go through. He stated he feels they need to consider anecdotal evidence as well as statistics. He stated he feels their presentation was interesting in terms of the future of health care; and while this is a phenomenal direction they are taking medicine, he feels the nature of the Township is not one for this facility. He stated this would involve twenty-four hour employment, and this would be the only location in the Township where they would have this type of constant activity which would present security issues and a number of quality of life issues. Mr. Maloney stated he feels they should have approached this with an LID approach as the Township recognizes that just meeting impervious surface standards is not enough to manage stormwater appropriately. He stated farms near to this proposed location have been preserved, and the farmers do not want too much water. He stated he is also opposed to the height proposed, and feels the office buildings they currently have already stretch the fabric of the Township. He stated while he recognizes the growth of the future of the health care industry, a number of the hospitals in the area are trying to “one up” the other; and he questions when they will see in the health care industry the same situation they have observed in the retail spaces which will result in empty buildings.

Mr. Smith stated he is concerned about future costs to the Township noting the very difficult Budget process that the Board recently went through when they had to hire three additional Police Officers. He feels with a twenty-four hour facility, there will be costs to the Township in terms of the added services which will be necessary to support this facility. He stated he does not feel the Township has the financial resources to do this. He stated he also sits on the Regional Traffic Commission, and they are close to completing their report. He questions how this proposal will skew the conclusions of the very complex traffic study which was done taking into account all the traffic in the region. Mr. Smith asked if they have reviewed this report, and Mr. VanLuvanee stated they cannot answer this at this time as their traffic engineer is not present this evening. Mr. Smith stated they should look at this report. Mr. VanLuvanee stated their consultant is McMahan and Associates, and they have just received their report in draft form but have not had an opportunity to review it yet. He stated as soon as the report is in final form, it will be submitted to the Township.

Mr. Caiola stated he agrees with what was said already, and he opened up the matter for public discussion.

Mr. Jim Bray, 12 Terracedale Road, stated he is Chairman of the Environmental Advisory Council. He stated he has not yet had an opportunity to review the Plan in detail, although the Plan has been reviewed informally with some of the EAC members. He stated Lower Makefield Township passed a very comprehensive LID Ordinance which takes development to a much higher standard than previously. He stated what the Plans presented show are basically the fourth step in the process of Low Impact Development. He stated what LID calls for in the early stage is the creation of a resource

site evaluation map which details all the natural features on the property. He stated while 65% impervious surface is the standard, recent developments that have occurred in the Township with the same parameters are coming in at 50% or lower. He suggested that they back up and follow the LID Ordinance and do the preliminary meeting to introduce everyone to the project, and then prepare the existing resource analysis map. He stated a development of this type in Lower Makefield by virtue of its size must proceed in a slow, reasonable fashion.

Ms. Virginia Torbert, Vice Chairman of the Citizens Traffic Commission, stated the Commission did meet on Monday but did not have much time to review the Sketch Plan. She stated the Board of Supervisors has already noted most of the main traffic issues that the Commission identified. She stated the Commission has recently completed their first report that they will be sending to the Board of Supervisors about proposed traffic improvements in Lower Makefield, and this particular intersection of Stony Hill and the Newtown By-Pass is a known area of traffic congestion and accidents. She stated bringing in a huge medical facility at this location is problematic. She also stated the recent draft of the Bucks County Regional Task Force had recommendations about widening the By-Pass in this area. She stated the Citizens Traffic Commission report also has a number of recommendations for the By-Pass and Stony Hill Road. She stated she recognizes that a hospital would not have peak hour traffic, but there will be a steady traffic problem. She stated a project of this magnitude will result in an enormous increase in overall traffic volume in an area which is already overburdened.

Ms. Torbert stated the Commission also has a problem with the proposed entrances to the Hospital; and if the Plan goes forward, the Commission would not recommend that there be any access on the By-Pass. She stated they would recommend that any entrance on the By-Pass be through the existing Campus Drive through Lockheed. She stated they also have a problem with the second entrance on Stony Hill Road, and they would recommend that it be right-in/right-out only. She stated they are also concerned with the significant amount of impervious surface. Ms. Torbert stated she lives a short distance from this proposed facility, and she feels such a large facility would be better suited to a 100 or 200 acre site.

Ms. Karen Friedman, 1373 Pepperbush Court, stated she is Vice Chair of the Planning Commission. She stated the Planning Commission looked at this Monday evening but only had an opportunity to address the Sketch Plan and did not go into any great detail. She stated they concur with all concerns noted already. She stated while it may be approved as a Special Exception, they feel it is too large of a project for this corner; and they feel that because of the size and nature of the facility, it would have deleterious effects on traffic, safety, and stormwater management for the Township and would not be in keeping with the character of Lower Makefield.

Ms. Sue Herman, President of Residents for Regional Traffic Solutions, stated they are concerned about the traffic impact of this massive project. She stated they just spent three years doing a regional traffic study in which seven Municipalities participated to address the major congestion that exists today at this intersection as well as on other area roads. She stated RRTS would ask that the Board make it the highest priority to minimize the traffic impacts brought about by any development on this site. She stated they agree with the major concerns expressed tonight.

Ms. Irene Koehler, 25 Spring Lane, stated she is President of the Lindenhurst Homeowners' Association. She stated she has been involved with traffic issues in this area for twenty-five years, and she feels this is the worst possible scenario for this parcel that could be imagined. She stated they are also concerned with noise, light, and the obvious potential expansion of this hospital if approved. She stated Lower Makefield is one of the most livable Townships in the State and County, but the traffic has become almost impossible to deal with; and if this hospital is built on this already-busy corner, it will become unbearable. She stated Bucks County voters passed an Open Space Referendum in November to preserve more land, and she would ask that the Supervisors reject this proposed use of the land at Stony Hill and 332 and apply to Bucks County for the money necessary to purchase the parcel for open space preservation so that it can complement the farm across 332 which has already been preserved by its owner.

Mr. David Katz, resident of Newtown Township, asked why it would be better to relocate than to renovate the existing Oxford Valley facility. He stated he feels the Certificate of Need would be a useful process which could have allowed them to objectively evaluate the need for this facility. He also questions what will happen to the existing facility and if it will become an empty building. He stated his family was attracted to the area because of the vision of what you see when you come off I-95 onto 332 and the By-Pass. He stated he feels the 1200 employees of this hospital, if built, will try to find less clogged ways to come and go from work, and this will negatively impact local roads. Mr. Katz stated the existing facility is located in close proximity to the less affluent Falls and Levittown communities and he questions the benefit and the social justice of moving away from this less affluent and less served community. He stated Lower Makefield has done some very good things environmentally and in thinking regionally; and he hopes that other Townships including Newtown will do the same.

Mr. Bruce McClish, 506 American Drive, asked what they will do with the facility when it is worn out in fifty years. He stated he has worked on design and development of several hospitals, and they are huge industrial complexes with chemicals and major underground facilities which are much bigger than you would see in an office building. He stated he feels in fifty years when they leave this site, the Township will be left with a waste site.

Mr. Smith asked the age of the existing facility on Oxford Valley Road, and Mr. Powell stated he feels it is approximately twenty-five to thirty years old.

Ms. Gail Freedman, Rose Hollow Drive, stated this is one of the last remaining large tracts in the Township suitable for ratable-generating development; and she has not heard the word PILOT (payment in lieu of taxes) mentioned. She stated the traffic would also exist in synergy with traffic to be generated by other proposals for this part of the Township creating something that would be greater than the sum of its parts. She also stated that they indicated there would be 1200 employees which would include dietary, housekeeping, and nurses aides; and she asked if there is any public transportation near this site, and if there is not, there should be.

Mr. Scott Fegley, 12 Delaware Rim Drive, stated this project is reminiscent of how the Matrix project started many years ago; and he commended the Board for asking the right questions and hopes they do not make the same mistake he did.

Mr. Caiola closed public comment at this time, and gave the hospital representatives the opportunity to respond to some of the concerns raised. Mr. VanLuvanee stated the first step of the process under the Ordinance is to establish the ability to put the use on the property. He stated they are required to file a Special Exception Application first before they file a Land Development Plan. He stated while he is sensitive to Mr. Bray's comments about the compliance with stormwater management and the steps normally done in following the procedures in the LID Ordinance, as set out by the Township Ordinances for uses permitted only by Special Exception, they must obtain that first; and they would then go through all the Land Development steps as outlined. He stated during Land Development most of the issues that have been discussed this evening would be addressed. He stated they are willing to provide the information they have, but before they know whether the use is a permitted use, to go through engineering studies could be an exercise in futility. He stated they asked to appear before the Supervisors this evening so that they could hear the concerns, and he feels everyone was well prepared and provided positive comments. He stated they will now take the comments and consider them. Their intent is to keep in touch with the Township staff and they will provide information as it is developed. They will also make a decision on how and whether to proceed; and the Township will be kept advised as to where they intend to go. He stated they may also ask for the opportunity to have further dialogue with the Township staff on some of the issues and hope that they will not be discouraged from doing so. He stated this is the beginning of the process and they wanted to have a sense of the community and Supervisors' concerns about the project.

A short recess was taken at this time. The meeting was reconvened at 9:20 p.m.

APPROVAL OF REVISED FINAL PLANS FOR BROOKSHIRE ESTATES, PHASE II
(A.K.A. FLOWERS-MADANY TRACT)

Mr. Edward Murphy, attorney, was present. Mr. Truelove stated this is a development in the northern part of the Township, and the total development straddles both Lower Makefield and Newtown Townships. The proposed approval would incorporate only those lots in Lower Makefield Township. He stated there had been an attempt between Newtown and Lower Makefield to enter into an Inter-Municipal Agreement for some items; but it was not met with a great deal of positive response by Newtown. He stated the staff feels it is appropriate at this time to recommend Final Approval. Mr. Murphy stated he will next seek approval from Newtown Township for Phase II in Newtown which is one lot which exits onto Route 532.

Mr. Stainthorpe moved and Mr. Santarsiero seconded to approve the Revised Final Plans for Brookshire Estates, Phase II (A.K.A. Flowers-Madany Tract) Plans dated 2/27/03, last revised 10/22/07 for Tax Map Parcels 20-3-4 and 20-3-11-2 subject to the following Conditions:

1. Applicant shall comply with Lower Makefield Township Subdivision and Land Development Ordinance (SALDO), the Lower Makefield Township Zoning Ordinance, and all applicable local, State, and Federal Ordinances, Statutes, and/or Laws;
2. Receipt of all permits, authorizations, and/or approvals from all agencies with jurisdiction where applicable, including, but not limited to PADEP;
3. Compliance with review letter of CMX dated 12/31/07;
4. Compliance with comments noted in review letter from Remington, Vernick & Beach Engineers dated 11/10/06;
5. Compliance with 12/14/06 review letter of the Lower Makefield Township Environmental Advisory Council;
6. Compliance with 2/27/07 Memorandum of the Lower Makefield Township Planning Commission;
7. Compliance with the Conditions set forth in the Bucks County Planning Commission review letter dated 11/16/06;
8. Compliance with review letter of James Yates dated 11/4/07;

9. Copies of all approvals to be provided, including but not limited to Bucks County Conservation District, NPDES and general permits, and PennDOT Highway Occupancy Permit;
10. Applicant to pay, pursuant to SALDO Section 178-39, an Impact Fee payable for off-site public transportation capital improvements as authorized under the applicable Impact Fee Ordinance that the Township adopted under Article V-A of the Municipalities Planning Code, the said amount to be determined;
11. Applicant to pay, pursuant to SALDO Section 178-92, the Fee-In-Lieu of Recreation land, the said amount to be determined;
12. Where applicable, Applicant is to comply with all comments from the appropriate authorities responsible for approval of the proposed utilities.

Mr. Murphy agreed to the Conditions of Approval, and the Motion carried unanimously.

**RATIFY RADVANY MINOR SUBDIVISION DEVELOPMENT AGREEMENT,
CASH ESCROW AGREEMENT, AND STORMWATER MANAGEMENT
AGREEMENT**

Mr. Santarsiero moved and Mr. Stainthorpe seconded to ratify the Radvany Minor Subdivision Development Agreement, Cash Escrow Agreement, and Stormwater Management Agreement as signed on December 19, 2007. Motion carried with Mr. Maloney abstained.

**APPROVAL OF EXTENSIONS FOR HARRIS FARM, (FIELDSTONE) NO. 496-N,
HARRIS FARM (FIELDSTONE) NO. 549, THE GATHERINGS AT YARDLEY, AND
NORMAN & PATRICIA O’ROURKE**

Mr. Santarsiero moved, Mr. Maloney seconded and it was unanimously carried to approve the following Extensions:

Harris Farm (Fieldstone) Subdivision No. 496-N	- 3/31/08
Harris Farm (Fieldstone Subdivision No. 549	- 3/31/08
The Gatherings at Yardley Preliminary Plan	- 5/1/08
Norman & Patricia O’Rourke Minor Subdivision	- 5/1/08

ZONING HEARING BOARD MATTERS

With regard to the Ann Molishus, 570 Heritage Oak Drive, Variance request to permit construction of a deck resulting in encroachment into special setbacks, it was agreed to leave the matter to the Zoning Hearing Board.

With regard to the Patrick and Vicki Kobol, 1301 Yale Drive, Variance request to permit construction of an addition resulting in greater than permitted impervious surface, it was agreed to leave the matter to the Zoning Hearing Board.

SUPERVISORS' REPORTS

Mr. Smith stated the Veterans Committee will be a newly-formed Committee for which he will be the liaison. He stated they will propose a Veterans Memorial in Lower Makefield Township, and he is looking forward to working with them. Mr. Caiola stated Frank Fazzalore has asked to be considered as a member of this Committee. Mr. Smith stated Mrs. Dunkley will also serve on the Committee and it is open to anyone who would like to come join in the discussion. Mr. Smith stated he feels it will be a seven person Committee. Mr. Fedorchak was asked to put this on the Cable channel.

Mr. Maloney stated the Golf Committee has asked that the Board consider the Manor House as an Agenda item. He stated the Farmland Preservation Corporation met and was having some problems with leaf management at the Patterson Farm. Mr. Maloney, Mr. Fedorchak, and members of Public Works have been working with the farmers on the Farmland Preservation lands, and they are now spreading leaves there as well which should help defray Mr. Stewart's concerns at the Patterson Farm.

Mr. Santarsiero stated the Planning Commission is still working with the proponents of the Ham Radio Ordinance to work out something that might be appropriate for the Township. The Citizens Traffic Commission has finalized the report which they would like to present to the Board of Supervisors at the first meeting in February early in the evening. He stated the League of Municipalities will have their organizational meeting at Lower Makefield on January 31.

Mr. Caiola stated he received an e-mail of concern as to how the Pool registration is taking place this year, and he will provide this to Mr. Santarsiero to give to the Park & Recreation Board. He stated the Environmental Advisory Council is working on the Global Warming Conference to take place in the spring. He also noted the Bucks County Performing Arts Council will host an evening of Jazz on Saturday, January 26 at 7:30 p.m. at the Yardley Community Center.

AWARD BID FOR SATTERTHWAITE BARN RENOVATION

Mr. Fedorchak stated in late 2007 the staff put out to public bid a project to renovate the Satterthwaite Barn; and on December 18, they opened four bids which came in at \$469,700, \$330,075, \$198,920, and \$194,881. He stated the Township engineer has reviewed the bids and Mr. Majewski has determined that Kissler Builders is the lowest responsible builder. Mr. Fedorchak stated he discussed the renovation details with the Historic Commission, and they were happy with the results and unanimously recommended to the Board of Supervisors that they proceed with the project. He stated the staff has also reviewed the matter and would also recommend proceeding as they feel it will provide them with much needed storage space. He stated they have set aside \$250,000 in the Capital Reserve Fund which are the proceeds from the PennDOT condemnation of the Patterson Farm so there is enough money in the Budget to cover this project.

Mr. Santarsiero moved, Mr. Stainthorpe seconded and it was unanimously carried to accept the low bid as described by Mr. Fedorchak.

OTHER BUSINESS

Mr. Fedorchak announced that the Board of Supervisors has appointed a new Director of Public Works – Mr. Hank Hoffmeister. Mr. Fedorchak stated Mr. Hoffmeister has been with the Township for the last twenty-four years and has served quite capably as the Sewer Administrator. Mr. Hoffmeister thanked Mr. Fedorchak and the Board for the confidence in him they have shown. He stated the Township has an outstanding Public Works Department, and they intend to continue that tradition. He also thanked the Board for proceeding with the Satterthwaite Barn which will be an improvement to the property, and improve the operation of the Public Works Department.

Mr. Smith stated Mr. Truelove advised that the Township has been recognized in the Pennsylvania Township News Magazine as being a pro-active community in the protection of the environment. He thanked all of those who worked on these matters.

APPOINTMENTS

Mr. Stainthorpe stated if the Board feels it is necessary to interview Mr. Frain, he would agree to do so but he feels they all know the work Mr. Frain has done on the Golf Course and he does not feel there is any reason not to re-appoint him. Mr. Santarsiero asked Mr. Frain what he feels they can do to the Course to continue to be profitable and about his views on the Manor House. Mr. Frain stated he feels continuing to improve the Club House will help generate revenue and he would suggest continuing to make

improvements on the Course such as installing a permanent restroom facility and expanding the tees. He stated the rounds of golf are at their limit so generating other non-golf revenue is one of the Golf Committee's objectives. He stated they also need to continue to put money back into the Course to keep people playing there. He stated with respect to the Manor House, they did look into what it would cost to maintain it, and the estimates were very high. He stated the property sits in the middle of the Golf Course and people teeing off on #18 put golf balls through the front windows. He stated if there was to be usage in the front, they would not be able to park cars in that area. He stated he is aware that Mr. Stainthorpe had discussions with the PGA; but other than that, there are not many other fits for this property. He stated possibly it could be used for Golf Course storage. He stated there is concern that if maintenance is not done, there is going to be serious problems. He stated while some work has been done on the house, it will need a lot of work. Mr. Santarsiero asked if they could put nets around it similar to those used at driving ranges; and Mr. Frain stated while this is possible, it would not look very attractive. He stated possibly they could expand the back of the structure and use it as a banquet facility and for outings.

Mr. Santarsiero moved, Mr. Stainthorpe seconded and it was unanimously carried to re-appoint Pat Frain to the Golf Committee, Gerald Arth to the Elm Lowne Preservation Committee, Marilyn Bydalek to the Cable TV Advisory Board and the Special Events Committee, and Harriet Eisenberg to the Special Events Committee.

There being no further business, Mr. Santarsiero moved, Mr. Stainthorpe seconded and it was unanimously carried to adjourn the meeting at 9:35 p.m.

Respectfully Submitted,

Matt Maloney, Secretary