

**TOWNSHIP OF LOWER MAKEFIELD
ENVIRONMENTAL ADVISORY COUNCIL MEETING MINUTES
WEDNESDAY, JANUARY 13, 2010**

The regular meeting of the Environmental Advisory Council of the Township of Lower Makefield was held in the Lower Makefield Township Municipal Building on Wednesday, January 13, 2010. Chairman Geoff Goll called the meeting to order at 7:30 p.m.

Those present:

**Environmental Advisory
Council:**

Jim Bray, member
Laura Brandt, member
Alan Dresser, member
Rick Ewing, Vice-Chairman
Geoff Goll, Chairman
Lisa Grayson-Zygmunt, alternate (absent)
Joseph Sundeen, member

Others:

Pete Stainthorpe, Supervisor Liaison
Gayle Stringer, resident

APPROVAL OF THE DECEMBER 2010 MEETING MINUTES

Mr. Bray moved, Mr. Dresser seconded and the December meeting minutes were unanimously approved with changes.

WELCOME TO THE NEW 2010 BOARD OF SUPERVISOR LIASION

Mr. Goll stated that Mr. Stainthorpe will be the new EAC liaison this year and welcomed him. Mr. Stainthorpe said he is a strong believer in renewable energy and his role is to listen to the Council and take their ideas back to the Board of Supervisors.

REORGANIZATION OF OFFICERS

Mr. Bray nominated Mr. Ewing as Chairman of the Council for 2010. Mr. Sundeen seconded and the nomination unanimously carried.

Mr. Sundeen nominated Mr. Dresser as Vice-Chairman of the Council for 2010. Mrs. Brandt seconded and the nomination unanimously carried.

ZUBAIDA DEVELOPMENT PRESENTATION

Mr. Heath Dumack of Dumack Engineers and Mohamed Hussein from the Zubaida Foundation were present at the meeting to make a presentation about the proposed development of the site. Mr. Dumack stated that Zubaida is currently using the buildings on the site for a religious facility, library and guesthouse for visitors. They are looking to expand the footprint of the religious facility and build a second story addition. Mr. Dumack noted that two-thirds of the property is wooded.

They are proposing a dual detention system to eventually release down to Big Oak Road.

Mr. Dumack stated in response to the Council's letter, they expanded the use of BMP's by adding permeable blacktop, sub-surface storage and some ground recharge. Included is a snorkel to the outfill structure. Mr. Dumack stated in accordance with the Township code, the rear yard setback starts at the woodland easement and they will put 50% of the woodlands into a conservation easement and will not build anything in the rear yard, which is mostly comprised of rock. Mr. Dumack talked about the soil quality at the site and noted some areas got better infiltration than others.

Mr. Goll said he recalls in a report that they did not anticipate infiltration at the site. Mr. Dumack said the Foundation's goal is to try to eliminate stormwater waivers and were able to find better infiltration with the second basin. Mr. Hussein said he is a licensed architect and works for the DEP in NJ and is very knowledgeable in stormwater issues. Mr. Dumack said they have been working with Mr. Majewski on the stormwater issues. Mr. Goll asked where does the water slope down to on the property. Mr. Dumack said the water looks to be routing to Big Oak. Mr. Hussein showed the points of analysis on the plan. Mr. Goll said the routing is going through basin #1. Mr. Hussein explained the woods are type B soil and routes very little water to basin #1 where there is infiltration and then routes to basin #2. No increase from runoff from 2 years storm, pre and post construction.

Mr. Goll asked if they are using silt sacks permanently. Mr. Dumack replied only during construction. Mr. Dresser asked if the impervious calculation would be less than 18% on one acre after the addition. Mr. Dumack replied yes. Mr. Goll asked if basin #2 will be a subsurface basin and Mr. Dumack replied yes. Mr. Goll asked how will the basin be landscaped and Mr. Dumack replied the basin will be covered with a grass lawn. Mr. Bray said the Township is trying to naturalize all Township basins because of the absorptive properties of the natural ground cover.

Mr. Bray stated that the landscape plan needs a little more diversity but shows a good use of natives. By using a diverse variety of landscaping they could avoid a blight that may wipe out an entire species of tree or shrub. He suggested a more deer resistant species of arborvitae.

Mr. Goll asked if the Township waived the ERSAM. Mr. Dumack stated that parts of the ERSAM have been submitted. Mr. Majewski, the Township engineer said he knows the site very well and likes the configuration of the site. Mr. Dumack said they would submit a revised stormwater report this week. Mr. Sundeen commented on the lighting in the parking lot and talked about lighting pollution and requested that the lighting does not impact the residents near the site.

Mr. Goll asked Mr. Dumack if Mr. Majewski waived the EIA and he replied yes.

Mr. Dumack and Mr. Hussein excused themselves from the meeting.

TREE TENDERS

Mrs. Brandt explained the tree tender certification and how the program sells very young trees at a considerable discount. The trees must be picked up within a designated period and be planted

Environmental Advisory Council – January 13, 2010

Page 3 of 4

within a few days. Mrs. Brandt said the trees cost approximately \$35 each and will plant the trees at the girl's softball fields. Mr. Fedorchak approved 25 trees at \$35 each to be planted in the spring at the end of March or the beginning of April. Mrs. Brandt said she would look for volunteers to plant the trees. Mr. Bray stated that Yardley Borough just completed a massive tree-planting project in the Borough with trees purchased through Tree Tenders and he would contact the Mayor's wife whom he knows about the timing of the pickup and planting of the trees.

COOL CITIES

Mr. Bray said he received information from the Chairperson of the Cool Cities Committee about the movement to restore train service from Newtown to Philadelphia and asked if the Council would be interested in a presentation by the principals of the movement. The Council and Mr. Stainthorpe agreed they would like to listen to a presentation.

Mr. Bray stated Cool Cities and PECO will sponsor two meetings on January 16th and January 30th about the PECO rate increase in 2011 and there will be signups for the Cool Cities action plan committees.

PROJECT UPDATES

Recycling Education Program – Mrs. Brandt explained to Mr. Stainthorpe how the program got started. She talked about TerraCycle and the goal to get all Pennsbury schools to collect products to “upcycle” to TerraCycle. Mrs. Brandt stated that Mrs. Mazzitelli has been working with Makefield Elementary School to collect Capri Sun packages, Kashi packaging and chip bags and upcycling to TerraCycle. Mrs. Brandt said that TerraCycle has a cell phone-recycling program and pay \$.25 per phone collected and there would be a drop-off site in the Township Building. She asked the Council if they want to collect cell phones and the Council agreed. The Council would donate the money received to the Veterans Committee.

Email Newsletter Update – Mr. Sundeen stated they would send out a newsletter to announce the Cool Cities meetings and are waiting for a year-end report from Mr. Goll. Mr. Goll stated he and Mr. Bray are working on the year-end report now.

Mrs. Brandt stated that she wrote an article for the Yardley Voice about the EAC's role in the Township. The Council members gave her some comments and changes to the article. Mr. Bray talked about including some of the Council's goals this year such as solar, expanding the drainage basin project and recycling education.

LAND USE REVIEWS

Scammel's Corner – Mr. Sundeen said he sent a letter to Mr. Majewski indicating the Council is done reviewing the plans. Mr. Stainthorpe asked if the Council knows about the tree issue and

the Council replied yes. Mr. Bray said the Council invited the neighbors and Quaker to a public meeting to discuss their concerns and see the plans for the development.

Environmental Advisory Council – January 13, 2010
Page 4 of 4

Edgewood Crossing – The development is located on Stony Hill Road and Mr. Dresser said the developer does not want to do an EIA. He said the proposed underground basin would hold a 100-year flood. He will ask the developer to include the Edgewood Crossing development in the Flower's Field EIA.

OPEN DISCUSSION

Mr. Ewing asked if anything is going on with the solar project. Mr. Bray said that TD Bank might be interested in high-exposure green projects in the area and will approach them about a solar project with the Township. Mr. Stainthorpe said he went to a seminar in March and met two gentlemen from a bank that financed a solar project and he would give the names to Mr. Bray.

Mr. Bray stated there would be a lecture on February 27th on the Sierra Club's Coal City documentary. The Sierra Club will be sending a representative and maybe Mr. Santarsiero would come as well. Mr. Stainthorpe and the Council discussed Lower Makefield Township hosting the lecture and his uneasiness of the Township being connected or taking a position on this controversial DVD. The Council agreed it would be clear that the EAC is hosting the lecture not the Township. Mr. Ewing noted that the EAC has hosted controversial lectures like the deer issue in the past and it did not pose a problem for the Township.

Mr. Bray stated the Sierra Club would like to give the Board of Supervisors a letter of commendation for adopting the Green Building Code.

Mrs. Stringer said Mr. Goll mentioned at a prior meeting that he thought more trees were taken down at the Matrix site than permitted by the plans and wondered if anyone looked into that. Mr. Goll said he would check with Mr. Majewski and Mr. Dresser would check the plans. Mrs. Stringer asked if the Octagonal Schoolhouse ruins still exist and are they protected. Mr. Stainthorpe stated that he did not believe the ruins were visible anymore and were buried.

The next regular meeting is scheduled for Wednesday, February 10th at 7:30 pm in the Township Building.

There being no further business the meeting was adjourned at 9:15 p.m.

Respectfully Submitted,

Rick Ewing, Chairman