

**TOWNSHIP OF LOWER MAKEFIELD  
ENVIRONMENTAL ADVISORY COUNCIL MEETING MINUTES  
WEDNESDAY, NOVEMBER 10, 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, November 10, 2010. Chairman Ewing called the meeting to order at 7:30 p.m.

**Those present:**

**Environmental Advisory  
Council:**

Jim Bray, Member  
Laura Brandt, Member (absent)  
Alan Dresser, Vice-Chairman  
Rick Ewing, Chairman  
Geoff Goll, Member (absent)  
Joseph Sundeen, Member  
Gail Stringer, Member

**Others:** Pete Stainthorpe, Supervisor Liaison (absent)

**APPROVAL OF THE OCTOBER 2010 MEETING MINUTES**

Mr. Sundeen moved and Ms. Stringer seconded and it was unanimously carried to approve the October meeting minutes with changes.

**LAND DEVELOPMENT REVIEWS**

**Regency at Yardley** - Mr. Ewing said that Mr. Goll prepared a response to the development plans and had a legal question regarding the number of units, the changes to the plans by the applicant and the applicability to the Township LID provisions and SALDO. Mr. Goll asked for a 30-day extension of time to give the EAC and the Township the opportunity to review the stormwater management report.

The Council unanimously agreed with Mr. Goll's letter with changes made by the Council. Mr. Goll's letter is attached to the meeting minutes.

Mr. Ewing asked if anyone knew the outcome of this week's Planning Commission meeting regarding this issue. The Council members said they did not know the outcome.

**Jennings Tract** – Mr. Ewing said the comments to the plans were due on October 23<sup>rd</sup>. Mr. Bray said the property is located on Taylorsville Road on the Yardley side of I-95. The owner wants to sell his home in front and build a new home on the lot in the back. Mr. Bray said he would write a response to the plans.

**Edgewood Crossing** – Mr. Dresser said the Preliminary Plan was approved and it was his understanding from this point no further changes to the plans can be requested by the Township. He originally asked if Flower's Field and Edgewood Crossing could be combined for review purposes. Mr. Dresser said he would review the plans and submit his comments.

**Freeman's Farm** - Mr. Dresser said the deadline for comments is December 8<sup>th</sup> and he will submit his comments to the applicant.

Ms. Stringer asked what is expected of the Council when reviewing land development plans. She said she is not familiar with what is involved with reviewing plans and would like to learn. Mr. Dresser and Mr. Bray said the EAC is guided by the environmental, stormwater management and native plant ordinances in the Township. Mr. Sundeen also noted the EAC created a checklist for plan review that he will send out to everyone again.

## **COOL CITIES**

Ms. Stringer said she received all of the pieces of the plan from Committee members and put the pieces together to create a 45-page document and emailed the draft plan to Mr. Bray. Mr. Bray will make comments and corrections to the plan then he can pass it onto the Council members for review in December. The Council agreed to talk about the plan at the December meeting. Mr. Bray said the plan is also an open-ended project and can be changed and will evolve.

Ms. Stringer talked about some of the suggestions for the plan that apply to what is making up the largest contributors to the carbon footprint in the Township. She said research on certain items could be part of the recommendations. Mr. Bray said the name of the plan would probably be changed to better reflect what the plan is addressing.

## **APPLICATION COMPLETENESS**

Mr. Dresser gave the history in this matter and the Township Solicitor's objection to the Council's position to require application completeness at the inception of plan submittal. The Solicitor's objection is if the applicant sends in all documentation on the first submittal, the applicant won't submit any further documentation. Mr. Dresser said that he feels this issue can't go any further, however we need a clear definition of when the clock begins according to the Township ordinance.

## **EARTHSHIP**

Mr. Bray said the Earthship event would take place on November 18<sup>th</sup> at 7:30 pm. Ms. Loraine Scala of Silver Lake Nature Center will talk about the project. Mr. Bray said a group of interns are putting in a new building at Silver Lake Nature Center that is completely carbon free. Silver Lake Nature Center was able to secure significant grant funding to subsidize the cost of the program.

## **AUDUBON – BIRDTOWN**

Mr. Bray said that Mrs. Brandt is talking with Mr. Steve Saffier from Audubon at Home about Lower Makefield Township joining the program.

## **RESIDENTIAL AND COMMERCIAL BUILDING CODE**

Mr. Bray said he, Mr. Ewing and Mrs. Grayson-Zygmunt were going to look into developing a Residential and Commercial Building Code for the Township. Mr. Bray noted this would be and

incentivized program. Mr. Ewing suggested spending time on building this program next years and they should get a proposal together for the Board of Supervisors review. Mr. Bray suggested building on the Green Points program that Doylestown has in place.

## **SOLAR**

Mr. Bray said he continues to look into funding for solar options for the Township. He talked about a solar grant that he came across and will update the Council as the solar project evolves.

## **OPEN DISCUSSION**

Mr. Bray said he is trying to setup a meeting with Mr. Fedorchak about the Township Open Space program and the Drainage Basin program. Mr. Bray said there would probably be a Township road tour where they will select basins for the program. He said the program has the potential to save the Township approximately \$70,000 + per year.

Mr. Bray noted the Township Open Space Referendum was approved 2 years ago and he would like to see the Township Open Space program move forward. Mr. Dresser asked who ultimately makes the decision of what properties are purchased for open space. Mr. Bray said Mr. Fedorchak and the Board of Supervisors make the decision. Mr. Bray said he would meet with Mr. Fedorchak to encourage the purchase of certain critical properties. He noted that land prices are low and the public approved the Open Space Referendum and the Township needs to take action.

Mr. Bray said that Makefield Elementary School will be the first school in the District to create a Learning Garden that Mrs. Mazzitelli, Mrs. Brandt and he will be involved in. The garden will be located in a courtyard created by the addition of the new “green” Cafetorium in the rear of the school. The garden will be approximately 38 x 60 and will have native plants, butterfly plants, berry plants, vegetable plants and a composting area and will be a hands on learning classroom for all of the students at Makefield. Mr. Bray noted there is a school in Buckingham that has a schoolyard habitat garden that could serve as a model for the Makefield Garden.

The next regular meeting is scheduled for Wednesday, December 8<sup>th</sup> at 7:30 pm in the Township Building.

There being no further business the meeting was adjourned at 9:05 p.m.

Respectfully Submitted,

Rick Ewing, Chairman