

Township of Lower Makefield
Environmental Advisory Council Meeting Minutes
Wednesday, January 12, 2011

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 12, 2011. The meeting was called to order at 7:30PM.

Those present:

Environmental Advisory Council: Alan Dresser, Chairman
 Jim Bray, Vice Chair
 Laura Brandt, Member (absent)
 Rick Ewing, Member
 Geoff Goll, Member
 Joseph Sundeen, Member
 Gail Stringer, Member

Others: Matthew Maloney, Supervisor Liaison
 Jerry Gruen and Irene Koehler, Members of Public
 Lisa Grayson, Member, Cool Cities

Mr. Ewing opened the meeting by welcoming Mr. Maloney as the EAC's new Supervisor Liaison, followed by nominations of 2011 EAC officers. Mr. Dresser was nominated, and unanimously elected, as Chairman. Mr. Bray was nominated, and unanimously elected, as Vice Chairman.

APPROVAL OF THE DECEMBER 2010 MEETING MINUTES

Mr. Bray moved and Mr. Ewing seconded and it was unanimously carried to approve the December meeting minutes with changes.

COOL CITIES SUSTAINABILITY PLAN

Mr. Bray gave some background information on the Cool Cities Sustainability Plan, and explained that it consists of many categorized projects, which Ms. Stringer has combined into one document. Some of the projects have already been completed, or are in process, but most have not yet been initiated. There followed discussion of the best way to proceed. Mr. Ewing suggested the introduction should be shortened; Mr. Bray and Ms. Stringer will handle that. Mr. Maloney provided his recommendations on presenting it to the Board of Supervisors. Agreement was reached that Ms. Stringer will ask the Cool Cities Committee, which developed the projects, to prioritize their own projects, based on certain criteria, such as cost; Ms. Stringer and Mr. Bray will review. Then the list of projects, in priority order, will go to the EAC, which will further refine it, putting it in a list that can go to the Board of Supervisors. Mr. Maloney suggested the EAC ask the Board if there are some projects of special interest that should be pursued right away. The objective is to have the priority list completed by the Cool Cities Committee, and the refinement completed by the EAC, by the time of the EAC February meeting.

DCRN

Mrs. Stringer asked for input from the EAC on a letter received about a bill being presented by Pa. Rep. Scott Hutchinson, regarding Marcellus Shale drilling. She will contact State Rep. Steve Santarsiero for clarification.

Office Research District Ordinance

A majority of LMT Supervisors are in favor of passing the Office Research District Ordinance; the deadline for public comment is Wednesday, February 16th. The Ordinance would allow for an increase in the height of buildings to a maximum of 65', while limiting impervious surface to 45%, down from 65%. There were concerns and questions for Mr. Maloney, from members of the EAC and members of the public who were in attendance. In addition, the Planning Commission had voted to oppose the Ordinance. Mr. Maloney explained that the ordinance would clarify some vagueness in the previous clause and would be optional, allowing builders to trade height for pervious surface. He noted that, currently, there are only two properties that could take full advantage of the new ordinance. Mr. Maloney does not believe that Aria, one of the properties, would want to take advantage of it, given that they would have to start the application and design process at the beginning. He supports this ordinance because putting this in code will make it clear what is expected of builders. He feels this is one issue they can address in the short term.

The EAC thanked Mr. Maloney for the clarification, and voted to support the OR District Ordinance, once the following four points are positively addressed:

- The setback applies to the front, back and both sides of the lot
- The limit of 45 % impervious surface applies to the entire parcel, regardless of the number of buildings
- The 65' height limit includes equipment on the roof
- A view shed analysis could be required

Mr. Dresser will write a letter, summarizing the above decision, to the BOS, and send it to Mr. Fedorchak, for inclusion in the Supervisors' packets.

PUBLIC COMMENT

Mr. Gruen, an LMT resident, reported on a concern he has about the number of trees being planted under power lines, which then leads to their being cut back by the power company. Mr. Bray said that the Native Plant Ordinance specifies special trees that should be planted in those areas that do not grow large enough to impact the power lines. Mr. Gruen asked the EAC to educate the Township residents. Mr. Bray suggested it could be the topic of an EAC lecture and Mr. Maloney said there soon may be a way the website can be used for education.

COMMENTS ON THE YEAR END REVIEW

Mr. Ewing will get more information on tree planting from Mrs. Brandt and newsletter information from Mr. Sundeen. With that, and Mr. Bray's changes to the Sustainability Plan, the review will be ready to send out to the EAC for any final changes. Mr. Dresser will contact the web person regarding getting the 2009 and 2010 year end reviews on the website.

OPEN SPACE

There is \$900,000 in County money that can be used to buy LMT open space. When Mr. Bray talked to Mr. Fedorchak about the money, he asked Mr. Bray to get him a list of properties that could be purchased for that amount. He also suggested that the EAC should go before the Executive Board to discuss. Mr. Maloney believes that this project lost focus when the decision was made to make the larger parcels a priority and that the Board of Supervisors needs a reminder that there is money to be spent. Mr. Maloney will raise the issue Wednesday night at the Executive Board meeting. He will also talk to Mr. Fedorchak and the BOS about the status of the Guzikowski farm.

LAND USE REVIEWS

Freeman's Farm – The engineer is waiting for the report from the Army Corps of Engineers on whether the property is wetlands. They will have a revised plan this spring.

Edgewood Corners – The project is under construction. Mr. Goll asked about the developer having an appropriate plan to contain the 100-year storm event. Mr. Dresser will follow up on that. Mr. Maloney said he has always assumed that all water containment for the project would take place on site. The larger Flowers Field development has not been approved; the Township has only approved a two-acre parcel. Mr. Goll is afraid that they will start building without water control in place. He also feels that the new CVS on Oxford Valley Road is still not in compliance.

NEW BUSINESS

Mr. Dresser reported that he and Mr. Bray will meet with Mr. Fedorchak on recycling on Friday, January 21. Mr. Dresser would like to establish a regular meeting date to hold these discussions each month.

Ms. Stringer informed the group of a Bucks Transition Group energy forum, to be held in the LMT municipal building at 2PM on January 22.

Mr. Goll would like to establish a stormwater subcommittee, whose first function would be to revise the Neshaminy Creek and Delaware South storm water ordinances.

With no further business to discuss, the January 12, 2011 meeting of the EAC was adjourned at 10:00PM. The next meeting of the Lower Makefield Township Environmental Advisory Council will be held on February 9, 2011, at 7:30PM at the LMT municipal building.

Respectfully Submitted,

Alan Dresser, Chairman