

TOWNSHIP OF LOWER MAKEFIELD  
PLANNING COMMISSION  
MINUTES – MARCH 24, 2008

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on March 24, 2008. Chairman Bush called the meeting to order at 7:30 p.m.

Those present:

Planning Commission:        Tony Bush, Chairman  
   Karen Friedman, Vice Chairman  
   Richard Cylinder, Secretary  
   Dean Dickson, Member  
   John Pazdera, Member

Others:                            Nancy Frick, Director Zoning, Inspection & Planning  
   John Donaghy, Township Solicitor  
   James Majewski, Township Engineer  
   Steve Santarsiero, Supervisor Liaison

#589 – MAKEFIELD ELEMENTARY SCHOOL – PRELIMINARY PLAN  
DISCUSSION

Mr. Jason Kliwinski, architect, Spiezle Group, was present to provide an overview of the project. Also present was Francis Guzik, engineer. Mr. Kliwinski stated the existing building is a U shape with an existing drop-off area in front of the School.

Mr. Cylinder stated since this is a public facility, the Planning Commission has a responsibility under Act 247 to be involved in public facilities and understand their purpose and function as part of a comprehensive plan. He stated he reviewed the Township's Comprehensive Plan which was last prepared in 2003. He stated he would like to know the purpose behind the Application. He stated he presumes it is an attempt to serve the School population because of the growth in Lower Makefield. He asked why improvements are proposed at this location at this time since the Comprehensive Plan did not indicate a need for such facilities in the foreseeable future.

Mr. Bush stated he would like the Applicant to make their presentation and hopefully they will answer some of those questions in the presentation. Mr. Cylinder stated he assumes the Planning Commission is going to get details of what they intend to do with the building. Mr. Bush asked that the Applicants be permitted to proceed with their presentation and the Planning Commission can then ask questions.

Mr. Kliwinski stated the purpose of the project is to reduce the class sizes of the School to make it consistent with the rest of the standards across the District, and they are not expecting an increase in population. He stated in order to do this, they need to add classrooms to the building. He stated there was a detailed study done of numerous options approximately one year ago, and the School Board elected to move ahead with the option being presented which they felt was the least obtrusive of all the options. He stated they propose the addition of a new cafeteria/multi-purpose room and a new kitchen to serve the new cafeteria. This would free up space in the building to construct three additional classrooms within the existing cafeteria. They will also be able to expand the main office area to make it consistent with the rest of the standards of the District. Mr. Kliwinski stated the addition is proposed to be constructed at the back of the building. He stated since the building may be eligible for placement on the Historic Register, they wanted to be sensitive as to the kind and placement of the addition.

Mr. Kliwinski stated there is not adequate parking at the present time. He stated in their first submission, one of the review letters indicated that they were six parking spaces short, and they have information to present on how to address this. Mr. Kliwinski noted the location of an existing parking lot on the side of the building which is primarily for administrative parking, and during the day there is significant congestion in this area. He stated there is also a security issue because people are coming into the building by a side door, and there is not one point source of control for the building. Mr. Kliwinski stated there is also a problem with parents dropping off children at the School. He stated they are going to try to address the parking and security issues as well with this Plan. Mr. Kliwinski stated he suggested to the District that the side parking lot be eliminated which would help reduce congestion, parking on the street, and also help reduce impervious surface. He stated they have reconfigured the rear parking lot, adding parking spaces by laying it out differently with very little increase in the size of the parking lot.

Mr. Kliwinski noted security issues with regard to the play areas as some of the play areas are within the existing parking lot. He stated they propose moving the play areas out of the parking lot into their own areas with curbing to keep cars out of the area where children are playing. Mr. Kliwinski stated they also propose adding parking spaces along the front of the building which will be designated for administrative staff use only, and are not intended for visitors or drop offs. He stated the current front entrance of the building is not ADA accessible, and they intend to put the handicap parking spaces in the back parking lot, and make that the new secure entrance to the School. He stated the front entrance will be the drop off for students on the buses.

Mr. Kliwinski stated the existing impervious surface is 30.7%, and they are looking to reduce this by using pervious paving for the parking stalls and a green roof on the addition. They also propose reconstructing the front drainage basin, which is currently not working properly, into a rain garden. Mr. Kliwinski stated by proceeding as outlined, they will be able to reduce the impervious surface to 27%. Mr. Kliwinski stated the project is also being designed to the LEED rebuilding rating system, and they will hopefully achieve Silver depending on what they can do within the project budget.

One resident asked for a definition of pervious surface, and Mr. Guzik stated pervious pavement is a type of system which removes the fines and allows the rainwater to percolate down through the pavement to an underground stone collection system rather than run off into the storm sewer systems.

Mr. Guzik stated they propose to increase site parking from 57 spaces to 89 spaces with 16 spaces in the front of the building for staff and the remainder in the rear parking lot. They are seeking relief to permit 9' by 18' parking stalls. They are proposing to separate the play area/emergency assembly areas from the parking area which will require relocation of some of the play equipment. They have provided ramp access for ADA accessibility. Mr. Guzik stated they also propose widening the bus driveway in the front of the building from its current width of 20' to provide for better circulation.

He noted on the Plan the location proposed for the porous pavement which will tie into the rain garden system. He described how the rain garden is proposed to be constructed and how it will operate to provide better infiltration. This feature will allow for rain storage which will infiltrate down into the soil. Extensive plantings are also proposed, and the plantings will provide habitat for birds and butterflies. He noted the rear parking area where there is a collection system for the porous pavement which will capture water and allow for infiltration of water up to the two-year storm.

Ms. Friedman asked the number of classrooms proposed, and Mr. Kliwinski stated by making use of the old cafeteria, and reconfiguring some space, they propose four additional classrooms. They are also taking some of the spaces which are currently undersized including the Art Room and the Speech/Reading rooms and bringing them up to the District standards. Ms. Friedman asked if the School is currently using mobile classrooms on the property, and Mr. Kliwinski stated they are not. Ms. Friedman asked if it would be possible to do this as a way to temporarily address large class sizes while waiting for the population to decline.

Mr. Tom Gillette, Director of Physical Planning, stated the primary reason they are proposing this addition is because of the space issues. He stated rather than have temporary classrooms, they have art on a cart, and the "art room" travels to the children. He stated they also have their Instrumental Program in an alcove in the hallway, and the regular Music Program is either in the gym or the cafeteria depending on available space.

He stated a number of their special areas are undersized and over utilized. He stated every two to three years, they need to move partitions to make room for programs or add partitions to provide additional small-group instruction space. He stated the intent of this project is to alleviate the overcrowding issues, provide a library which is compatible with other libraries in the District, and provide dedicated space for music and art.

Ms. Friedman asked if the proposed addition is laid out in such a way that provides flexibility should the needs change in the future. Mr. Gillette stated the proposed addition is essentially the cafeteria which includes a small stage area. The current cafeteria is proposed to be converted to three classrooms and the current library will become a classroom. He stated with the new library, they will tie in a computer lab.

Ms. Friedman asked if security is of concern, she questioned why they are only addressing one entrance and asked why they would not “buzz” both entrances and put a camera on the main entrance. Mr. Kliwinski stated there is currently a camera and buzzer on the front entrance but that entrance is not ADA accessible, and people do not usually use it as they are coming in the side door where there is an existing parking lot. He stated the children using the buses do come in the front entrance. He stated the main concern is the use of the side parking lot/side entrance which is causing congestion. Mr. Kliwinski stated both entrances are now proposed to have cameras and buzzers, and they will also install cameras in the corridor as it is necessary to walk down the corridor to get to the Office.

Mr. Cylinder asked how many children attend the School, and it was noted there are approximately 500. Mr. Cylinder asked the size of the existing and proposed classrooms. Mr. Kliwinski stated currently there are between 28 to 30 children in each classroom and the intent is to bring it down to the 20 to 25 range which is consistent with the rest of the District. After the reconstruction there will be 29 total classrooms.

Mr. Cylinder asked the percentage of children who walk or ride a bike to School; and Mr. Kliwinski stated there are no sidewalks around the School. He stated one of review letters did comment about having a bike lane. Mr. Kliwinski stated the basin is in front of the building, and there is a rather steep slope down to the street. He stated there is a four to five foot wide gravel buffer along the basin, and they felt possibly this area could suffice as a bike lane although the requirements in the Ordinance call for something slightly wider than this. Mr. Cylinder asked if access could be provided to the School from all adjacent streets would this be a desirable service for children who walk or ride bikes. Mr. Kliwinski stated they have not looked at the surrounding streets to be able to comment on this although they did consider the comment in the review letter regarding the bike lane. Mr. Majewski stated children in the neighborhood which surround the School do walk to this school. Mr. Kliwinski stated they would be willing to try to squeeze the bike lane in front of the School although they are constrained by the basin.

He noted the gravel area could be paved adding that it is within an easement line. He added there are trees in the area which could present a problem. He noted another location on the Plan where they may be able to provide a safe bikepath. Ms. Friedman asked if the installation of the bikepath would impact their impervious surface calculations for the project, and Mr. Majewski stated it is within the Township's right-of-way, and would not count against them.

Mr. Bush noted there are other elementary school sites in the Township which have more property than this site, and he asked if they considered those locations especially since one of them has had modular units on it for well over a decade. Mr. Kliwinski stated when he was discussing the options they considered, he was speaking specifically about this project site and ways to address the concerns at this site. His firm did not do a District-wide study. Mr. Gillette stated core facilities at Edgewood Elementary School are inadequate to house additional students. He stated they did a six-classroom addition at Quarry Hill when that building was renovated in 2002. He stated Afton is currently at capacity. He stated Eleanor Roosevelt which is located in Falls Township already has modular classrooms, and they are almost at capacity for the core facilities at that School. He stated the intent of the Makefield School project was to keep the Makefield School children in Makefield School but provide adequate space.

Mr. Bush asked why Edgewood and Quarry Hill were not looked at first since they both have far more land around them than does Makefield. Mr. Gillette stated core facilities at both Edgewood and Quarry Hill are inadequate to add additional students. Mr. Bush stated he is asking why they did not build additions at those locations rather than Makefield. Mr. Gillette stated the problem at Makefield is that they have run out of classroom space, and the other Schools are at capacity in terms of enrollment. Mr. Bush stated last year, they moved students out of Edgewood and he questions where the need is greater. Mr. Gillette stated the need is greater at Makefield. Mr. Santarsiero asked if this is because there has been an increase in the student population at Makefield; and Mr. Gillette stated there has not been an increase in the student population, but they have mandated programs for which they must provide which has required them to convert classroom space into small-group instruction areas. He stated there are at least three classrooms which have been partitioned to make space for reading specialists, speech, etc. Mr. Santarsiero asked if this has not occurred at the other schools; and Mr. Gillette stated while it has, they have addressed it in different ways at different schools.

Mr. Santarsiero stated while the focus of the discussion this evening is Makefield School, the Township is concerned with all the sites within the Township used by the residents and the Township is concerned with the School District's plans in the future and whether the School District will be back before the Township in five to ten years for further expansions to meet student needs. He stated the concerns were raised about Edgewood School because the modulares have been in place for a long time, and residents have

expressed concern about the safety of those structures and how long they were intended to last. He stated the Township is questioning whether the Makefield proposal is the beginning of a renovation program for all the Schools in Lower Makefield. Mr. Gillette stated over the next five years, they are looking to address Pennwood and Charles Boehm Middle Schools as well as Eleanor Roosevelt. He stated they have no plans for major renovations for any of the other Elementary Schools in Lower Makefield, although there may be the need to upgrade a few items at Edgewood possibly in ten years. Mr. Santarsiero stated he assumes there are no plans to replace the modular units at Edgewood with permanent classrooms, and Mr. Gillette stated there are not.

Mr. Santarsiero asked about the possibility of building additional stories at Makefield. Mr. Scott Spiegle stated they initially looked at vertical additions, but this would require a significant amount of square footage for vertical egress (stairwells/elevators). He stated the building was not designed to carry the load of a second story. He stated the original portion of the building is eligible for the historic register and a second story would completely change the overall image of the building. He stated the major emphasis of this addition is educational adequacy so that they can provide the same kind of spaces that the other Elementary Schools have. He stated currently the library is extremely undersized compared to the other libraries in the District and the State.

Mr. Santarsiero asked the approximate cost of the expansion, and Mr. Kliwinski stated the Budget is \$12.5 million. He stated they will replace the entire mechanical system, convert from steam to gas possibly with an oil back-up, do a complete window replacement in a historically-correct manner, re-do a significant amount of cabinetry in the building, install new flooring, new ceilings, and new lighting. They will reconfigure some internal space in addition to the 10,000 square foot addition which includes a multi-purpose room, kitchen, and an elevator and set of stairs to connect to the lower level where the new media center and music room will be located. He stated they will move the nurse's office and increase the size of the main office to provide storage and work space for the teachers.

Mr. Cylinder asked how long the project will take and what they will do with the 500 students while construction takes place. Mr. Kliwinski stated while they have not worked out the final phasing, it will be at least a two-year phased project. The current intent is to first construct the multi-purpose room and renovate the lower level for the media center and music area, and this space will then become "swing" space. He showed on the Plans the location of the various areas to be constructed/reconstructed. The intent is that this will be phased renovation while the School is occupied, making use of dust partitions and an indoor air quality program. He stated this is required as they are going for LEED Certification.

Mr. Cylinder asked the grades in the School, and Mr. Kliwinski stated they have Kindergarten through Grade Five, and have half-day Kindergarten.

Ms. Friedman asked if they have information on projected student population ten to twenty years in the future noting that Lower Makefield is almost built out. Mr. Gillette stated they do have ten year projections and do not feel there will be a lot of change in the population, although it could go up or down by 100 students in the District.

Mr. Cylinder asked if these projections are available for the Planning Commission, and Mr. Gillette stated he could provide these.

Mr. Dickson asked if they have looked at the possibility of a merger with Morrisville and what this would do to District numbers. Mr. Gillette stated they have not considered this. Mr. Gillette stated if a merger were to be forced, Morrisville has an Elementary School which would handle their children so that there would probably not be an impact until Middle School.

Mr. Dickson stated his daughter teaches at Makefield so he is familiar with the existing situation. While Captain Roche has made reference in his letter to potential parking problems during the construction process, Mr. Dickson stated he is aware of a major existing parking problems and cars park along West School Lane as well as parking illegally in front of the building where “no parking” is posted. He stated he has also observed cars parked on residential lawns and blocking driveways. Mr. Kliwinski stated currently there are 57 parking spaces, and they propose the addition of almost 40 spaces. Mr. Dickson stated he does not feel this will handle the larger School events. Mr. Kliwinski noted on the Plan the area where the basketball courts will be relocated which will be a paved area. They will also provide a curb cut to provide parking for an additional twenty-five cars for overflow events. Mr. Dickson stated he is still concerned that people coming to the School are parking all over. Mr. Kliwinski stated part of this relates to access to the building which currently allows people to get in at multiple doors. He stated they propose to retrain people toward the one main point of access at the rear where the rear parking lot is located. He stated this will help minimize any parking on the street because people will not want to park on the street and then have to walk all the way to the back to gain access to the building. Mr. Dickson suggested that they work with the Police Department to determine how this should best be done, and Mr. Kliwinski agreed.

Mr. Pazdera noted the review letter which indicates that they need an additional six parking spaces. Mr. Kliwinski stated they are continuing to look at this. He stated they did consider angled parking spaces as well as perpendicular parking. He stated by using angled parking they can pick up all but two of the additional six that they need. He noted an area on the Plan where they may be able to provide the other two spaces needed. He stated this is predicated on using 9’ wide parking spaces. He also noted the site is tight and angled parking would probably be the best way for them to proceed.

Mr. Dickson stated they indicated they were going to utilize the basement area, and Mr. Kliwinski stated this is not really a basement and he would call it the lower level. He showed a Plan of what is proposed for the lower level which includes the music program making use of operable partitions so that the space would be flexible. He stated this would allow them to open up the area for use by the entire band adding the only way they can currently accommodate the entire band is in the gym which then does not allow them to have gym classes. He showed another area on the lower level which will be the media center. He stated they propose a ramped courtyard down to the lower level and will also provide an outdoor reading area for the media center. Mr. Dickson stated he understands that the lower level was previously a shooting range. Mr. Kliwinski stated he understands this as well adding that currently it is raw space with stone walls, a concrete slab, and exposed wood beams. Mr. Dickson asked if there are any environmental concerns, and Mr. Kliwinski stated there are moisture problems and the clay pipe system is not functioning properly. He stated as part of the project they will address these issues and replace the mechanical system including a system with dehumidification.

Mr. Cylinder asked if they have considered other alternatives such as acquiring additional land around the property. Several people commented that there is no land available to be acquired. Mr. Cylinder stated there are houses on the land, but there is land.

Mr. Cylinder asked if they considered putting parking along West School Lane, and Mr. Kliwinski stated the only way to do this would be to widen the road.

Mr. Cylinder suggested having parking on the School property, but parallel to West School Lane. Mr. Kliwinski stated they did consider diagonal spaces, but this would have resulted in cars having to back out and turn around, which they did not feel was safe. Mr. Cylinder showed on the Plan where he would recommend parking be considered. Mr. Kliwinski noted the location of several large trees, and Mr. Cylinder stated they could try to work around the trees. Mr. Kliwinski stated he feels the trees would be lost. He also stated they wanted to take the parking out of this area because of drop-off, circulation, and security issues with parking in this area.

Mr. Pazdera asked if the District has used porous paving on any of their other properties, and Mr. Kliwinski stated they have not. Mr. Pazdera asked about the maintenance of the paving, and Mr. Kliwinski stated they would do annual maintenance. Mr. Spiezle stated the only place they are proposing the porous paving is in the parking stalls, not in the circulation areas.

Mr. Bush stated he understands that the proposal is to no longer allow parking or entrance in the side area and asked if the School District would consider making that change now rather than waiting until the reconstruction. Mr. Gillette stated they do try to keep the other entrances locked down and direct traffic people to the front office.

Ms. Maryanne Wolf stated green roofs require a lot of maintenance and asked if this has been included in their Budget, and Mr. Kliwinski stated the rain gardens and the plants to be used also are low maintenance. Ms. Wolf stated she feels there will be maintenance required as they cannot allow it to go wild. Mr. Kliwinski stated the maintenance of the green roof would not be any more expensive than normal roof maintenance. Mr. Spiegle stated the roof they are considering comes fully planted, and this type of roof is being used more frequently.

Ms. Diane Hilkene, 1901 Makefield Road, noted the location of her home on the Plan as well as an area which is constantly flooded. She asked how the reduction in impervious surface will impact her property. Mr. Kliwinski stated currently the concrete channel is not draining properly. Ms. Hilkene stated it is full of leaves. Mr. Kliwinski stated after the construction, there should be less water coming from the berm and draining away from the street. Mr. Guzik reviewed how the stormwater system will operate after construction.

Mr. Kirk Weber asked if the water will drain into pipes. Mr. Guzik noted only a small portion drains out to Makefield Road and the rest of the property goes back to the storm sewer interceptor line and out to West School Lane. He stated there is no change to the run-off to the pipe other than the run-off reductions discussed. He also reviewed how the porous parking stalls will drain into the ground. Mr. Weber stated during School activities, the current parking lot is filled and Police put the overflow into the playground, so he does not feel what is proposed will result in any improvement.

Mr. Ron Bitner, 1800 Wrightfield Avenue, stated approximately five years ago flooding was addressed on Wrightfield Avenue by installing a storm drain system, but unfortunately this did not help anyone on Makefield Road, Mr. Weber, or himself. He stated Mr. Coyne advised him not to install a new mailbox because a new storm drain system would be coming but Mr. Bitner finally installed it last year since nothing was done. He stated at the present time he and several other neighbors must get into their car to get their mail from the mailbox since if water is running, it is deep enough that they cannot stand by their mailboxes. He questioned if the project proposed will make the situation worse or provide them some relief. Mr. Bitner also noted a significant amount of trash comes onto his property. Mr. Guzik stated the project is not intended to do anything for any of the drainage areas other than those he already noted on the Plan. Mr. Guzik stated he does not feel there will be any additional negative impacts resulting from what is proposed. Mr. Bitner stated Mr. Coyne advised him previously that Lower Makefield was looking at storm drains for Makefield Road, and asked if this would change the School District's project if there were storm drains in Makefield Road. Mr. Guzik stated they would only change their proposal if there was a point of connection into which they could connect their system. Mr. Kliwinski stated the measures they have proposed will reduce to some extent the average stormwater run-off. He stated they are

trying to keep as much of the water on site as possible so that it does not get to the storm sewers. Mr. Majewski stated what they are proposing will provide significant relief for the two-year storm, which is 3 ½” of rain, as well as some relief from the larger storms.

Ms. Joyce Robinson, 1809 Wrightsfield Road asked if they looked into the possibility of having full-day Kindergarten when they did their demographics and stated they should consider this when they do reconstruction in their buildings. Mr. Gillette stated the School Board just completed an extensive study of full-day Kindergarten and has opted not to provide it.

Ms. Kit McDonald, 6 West School Lane, asked what the impact will be on West School Lane during construction. Mr. Kliwinski stated plans have not yet been finalized but they do not expect that they will close the road at any point, although they may install cones for a lane for temporary construction access.

Mr. Chuck Rednor, S. Crescent, asked if consideration was given to a two-story parking deck as opposed to using more ground. Mr. Kliwinski stated while this was not considered, there would be budget concerns with this, and he also noted the historic nature of the building.

Mr. Cylinder noted the Township engineer prepared an extensive review letter and asked if they have responded to this. Mr. Kliwinski stated while they have not provided a written response or revised drawings, many of the issues they have discussed this evening are issues which were raised in that letter. Mr. Cylinder asked if any of the items in the letter are of concern to the Applicant, and Mr. Kliwinski stated he has already noted the logistics of the bikepath given the constraints of the site. He also stated they would like to have 9’ by 18’ parking spaces as opposed to the size required by Ordinance. He stated the other major issue is the impervious coverage since even with the efforts they will undertake to reduce the existing impervious surface, it still will not meet the Township requirements. Mr. Cylinder asked about the buffer plantings, and Mr. Guzik stated they were looking for relief with regard to the buffer. He stated they are proposing installation of 24 shade trees and 147 evergreen shrubs. He stated there were some comments from the Township engineer about adjusting the location of some of the plantings, and they would be agreeable to this.

Mr. Spiegle stated they also wanted to come before the Township to hear any comments in addition to those which were in Mr. Majewski’s letter before they responded to that letter.

Ms. Hilkene asked if they will provide air conditioning in the School, and it was noted they will.

Mr. Mike Doucette, 13 Colonial Ridge Drive, stated there is an issue with foot traffic coming up West School Lane which he feels is dangerous, and he hopes they will consider a sidewalk in this area. Mr. Weber stated he agrees with Mr. Doucette and stated the walkers are using West School Lane and it is very dangerous. It was noted most of the children are not crossing Makefield Road. Mr. Majewski stated by Ordinance a sidewalk is required on Makefield Road and West School Lane. Mr. Majewski stated if the residents and Planning Commission do not feel a bikepath on Makefield Road would be appropriate, perhaps extending the sidewalk down to South Crescent, would be a better solution. Mr. Majewski stated the Bikepath Master Plan does show a bikepath on Makefield Road. A resident stated she does not feel any parent would allow their elementary school child to ride a bike on Makefield Road.

Ms. Frick stated they will have to revise the Plans and come back before the Township. Mr. Donaghy stated if necessary they will have to provide an Extension of time for Plan consideration, and Ms. Frick stated she has discussed this with the Applicant.

Mr. Kliwinski stated he brought information specifically with regard to green roofs which can be provided to the Planning Commission. Ms. Frick asked if this information should be provided to the Environmental Advisory Council, and Mr. Kliwinski stated they will provide them copies.

Mr. Kliwinski stated there were comments in the review letter about putting handicap parking on the Makefield Road side, and he stated this front entrance is not handicap accessible and they intend to have the handicap parking spaces in the rear.

#### APPROVAL OF REQUEST TO HAVE TWO PARCELS LOCATED IN FALLS TOWNSHIP (T.P.N. 13-28-30 AND 13-28-30-3) INCLUDED IN THE LOWER MAKEFIELD TOWNSHIP AGRICULTURAL SECURITY DISTRICT

Mr. Jonathan Snipes was present to request that Lower Makefield include their farms in the Lower Makefield Township Agricultural Security District. He stated he understands that Lower Makefield already has farms both within the Township and in some neighboring Townships in their District. He stated they are one of the last two remaining working farms in Falls Township, but Falls Township does not have an Agricultural Security District. He stated they hope to continue farming and to expand their farming operation. He stated their Farm is also open to the public and approximately 15,000 people per year come to their Farm for educational purposes, to buy products, and to attend various events. He stated the Agricultural Security District provides some protection under Pennsylvania law for farming operations and complaints from neighbors about farm noises. He stated if they were to become involved in the County's program for Agricultural Farmland Preservation to protect the Farm in perpetuity, they would have to be part of an Agricultural Security District.

Mr. Dickson asked if any part of these Tax Parcels adjoin Lower Makefield Township, and Mr. Snipes stated they do not. Mr. Dickson asked Mr. Donaghy if this is legally permissible, and Mr. Santarsiero stated the Township has done this in the past. Mr. Donaghy stated there are specific requirements that have to be met, but once these are met, it is legal for this to be done. Mr. Snipes stated if the Township needs more information than what has already been provided, he would agree to provide it.

Mr. Santarsiero stated they do have to get the Farmland Security Advisory Board reactivated in order to proceed with this. Mr. Donaghy stated this Board is made up of at least two active farmers who have the expertise to review the soils, farming activities, etc. to make sure that they meet the requirements. Mr. Snipes stated they will provide any information needed noting that the Farm is mostly Class I and II soils which are very high quality in Bucks County.

Mr. Cylinder asked the benefit to Lower Makefield to allow them to do this. Mr. Santarsiero stated since the neighboring community wants to preserve this land, it is of benefit to anyone who lives in Lower Bucks to proceed with this. He stated this operation also benefits the Lower Makefield Township residents when they go to Snipes Farm, and he feels it is in the Township's best interest to work cooperatively with them to help them make their operation successful. He stated the Township has done this in the past with farms in other Townships which do not have their own Agricultural Security Districts. Mr. Snipes stated they also participate in Lower Makefield Township's Farmers' Market.

Ms. Friedman asked if there are any liability issues or obligation for Lower Makefield accepting them into the District, and Mr. Donaghy stated he does not feel there are.

Ms. Frick stated the Board of Supervisors will be reviewing this in April and the Planning Commission should make a recommendation.

Ms. Friedman moved, Mr. Dickson seconded and it was unanimously carried that the Planning Commission recommends approval of the Application for Tax Parcel No. 13-28-30 and Tax Parcel No. 13-28-30-3 subject to the Applicant's ability to meet the requirements of the statute and subject to the approval of the Agricultural Security Commission and the Board of Supervisors.

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

Respectfully Submitted,

Richard Cylinder, Secretary

