

TOWNSHIP OF LOWER MAKEFIELD
PARK & RECREATION BOARD
MINUTES – APRIL 10, 2012

The regular meeting of the Park & Recreation Board of the Township of Lower Makefield was held in the Municipal Building on April 10, 2012. Chairman Fritchey called the meeting to order at 7:30 p.m.

Those present:

Park & Recreation Board: David Fritchey, Chairman
 Fran McDonald, Vice Chairman
 Patricia Bunn, Secretary
 Dave Gordon, Member (left meeting in progress)
 Dave Malinowski, Member
 Andrew Newbon, Member
 Dennis Wysocki, Member

Others: Donna Liney, Park & Recreation Director
 Kristin Tyler, Supervisor Liaison

APPROVAL OF MINUTES

Mr. McDonald moved, Ms. Bunn seconded and it was unanimously carried to approve the Minutes of April 10, 2012 as written.

ANNUAL REPORT FIVE MILE WOODS PRESERVE

Mr. John Heilferty, Naturalist, was present with John Lloyd and Jan McFarlan, Friends of the Five Mile Woods. Mr. Heilferty thanked Ms. Liney and her staff for continuing to help them manage the property. He also thanked the Board for their continuing support. He stated they have no outstanding concerns with the Woods.

Mr. Heilferty stated they recently held the maple syrup demonstration which is always popular. Mr. Lloyd stated the second Saturday of each month are their volunteer work days, and they have a core of five to ten volunteers who come and also get Scouts and students from the Pennsbury Honor Society who need volunteer hours to meet their requirements. Mr. Lloyd stated their next Open House will be Sunday, April 22, and they usually have fifty to sixty people at these events depending on the weather. He stated they take them on guided walks through the Woods and Mr. Heilferty does demonstrations with animals. He stated they also hold an Open House in the fall which is usually the weekend after Yardley's Harvest Day although this does depend on the dates of the deer hunts.

Mr. Heilferty stated Ms. Liney helps out a great deal with the paperwork and budgeting. They stated they will host the Roving Nature Center again this summer for four weeks. He stated they recently re-negotiated the Lease for the home on the property, and this resulted in some cuts in expenditures for the Township as the tenants will be paying somewhat more for the utilities and there was also a slight increase in the rent.

Mr. Heilferty stated they are always interested in open space acquisition in the area; and they would like to know if the Township is considering this.

Mr. Heilferty stated they continue to have deer management in the Woods and continue to use archery which is marginally productive since archery is not really a high yield technique. He stated they do find it necessary to curtail the hunt in the Woods because it is a public use facility. He stated last season they took out nine deer over a six week period. He stated while this is better than nothing, he is not sure that they could not be doing more, although it would take a lot more time and money which they do not have.

Mr. Fritchey asked if they are seeing results with the vegetation, and Mr. Heilferty stated it does take time to see a difference. He stated he has heard that people have indicated they are seeing less deer, and Chief Coluzzi has indicated that he feels there are less deer/car collisions; but Mr. Heilferty stated he does not notice a huge difference in the Woods. He stated they do have deer exclosures in the Woods, and there are remarkable differences between the vegetations within the exclosures and the rest of the Woods. He stated hopefully over time they will begin to see more forest regeneration. He stated they have only been doing deer management for four years, and you would not expect within that period of time with the deer numbers coming down slowly to see a huge result. He stated they may just be keeping up with the status quo even if it is not getting better. He stated it is possible they may never see full recovery at the rate they are hunting now, although it may not get worse. Mr. Fritchey asked if he notices an increase in the deer population in the Woods that could be attributable to more aggressive hunting throughout the Township, and Mr. Heilferty stated he does not see this as there are no properties within the surrounding area that would push deer into the Woods. He stated there is hunting in the area on private residences which does help. He stated over time he hopes that they find a better way to get higher numbers.

Mr. Heilferty stated there are continuing problems for amphibians. He discussed the findings of an expert who has identified a new species of leopard frogs in the area, and it is possible that these may be in the Township. Mr. Heilferty thanked everyone for their continuing support.

REVIEW PRELIMINARY SPECIFICATIONS AND TIME LINE FOR SAMOST TRACT

Mr. Mark Eisold and Ms. Judy Goldstein were present. Mr. Eisold stated they met last week with Mr. Majewski to get the information he had prepared for Samost, and they have now prepared a timeline for construction of the ball fields. Mr. Eisold showed the Plan Mr. Majewski had prepared with some minor changes made by Ms. Goldstein. Ms. Goldstein stated the proposal is for two ball fields – a 70' field and a 90' field. She stated Mr. Majewski had laid out the fields a little closer to the property lines and the parking up next to the proposed batting facility, and she pulled it back somewhat to respect the 20' separation between parking and the building. She stated they pulled the fields away from the property line is to give room for the ADA access since on 3/15/12 the ADA requirements were put into effect. She stated you must provide a fully-accessible hard surface pathway to the area where spectators are seated or congregate. She stated the other issues is that in the dug outs you have to provide an accessible area but this does not have to be paved and can be the same surface as the playing surface. Ms. Goldstein stated they also drew in optional areas for dug outs and put in areas for the bullpen. Ms. Goldstein stated the stormwater design had not been finally designed and the changes will impact this, and they may have to go into the wooded area. She stated they are considering some rain gardens and some porous paving in the parking lot where the stalls are but not in the drive aisles.

There was discussion on the size of the fields, and Ms. Goldstein stated the 90' field is similar to a High School field. The 70' field was shown and the outfield is 235' to center field and down the lines it is 225'.

Ms. Goldstein showed on the Plan where the access is. She also noted where Mr. Majewski proposed to have ninety-nine parking spaces. She stated there is also overflow parking. Mr. Gordon asked if they will formalize some of the informal parking, and Ms. Bunn stated she does not feel they will because you can get more cars in an informal area than if you lay out lines.

Mr. Newbon stated he felt there were to be tennis courts at Samost, and Ms. Bunn stated this is just the baseball part of the Plan. She stated the tennis courts are on the other side of the water tower.

Ms. Goldstein stated they did consider some alternatives to what Mr. Majewski had proposed. She showed an alternate Plan with parking more in between the fields leaving an open area which could be a gathering spot and possibly a shade area with an amphitheater or a play area. She also noted an area where there could be a drop off. She stated this Plan still provides ninety-nine parking spaces. She stated this Plan does not provide much flat area for team warm-ups, but Mr. Gordon stated for baseball they usually warm up on the field.

Mr. Eisold noted an area which will be a 4' to 6' high wall which was required because of the grade change.

Mr. Wysocki asked about irrigation, and Ms. Goldstein stated they will have under drainage. Ms. Bunn stated there was no irrigation proposed, but they were giving a hose bib. Ms. Bunn stated she does not feel taxpayer money should be used for irrigating fields. Mr. Wysocki asked if the rain gardens could be used for water if needed, and Ms. Goldstein stated it is not that type of facility. She stated there were two fifty-five barrels for rainwater at the restroom on the Grant Application, but this would not do much for irrigation. Mr. Newbon stated it is important for the fields to be watered, and Ms. Bunn stated this is a Township facility, and they should not be spending money into this type of infrastructure. She stated they should be resting the fields in July and August and should not be using those fields at that time of year. Mr. Wysocki stated the dirt area needs to be watered, and Mr. Gordon stated there is going to be water there. Mr. Eisold stated there are reel watering systems that could be hooked up.

Mr. Fritchey asked the cost for irrigation; and Mr. Eisold stated it would not be in the Budget to put in an irrigation system, but for \$5,000 they could get the reel system. Ms. Goldstein stated it could be \$50,000 per field to have irrigation above the cost of the under drainage. Mr. Greg Caiola, PAA, stated an irrigation system would take the pressure off of the volunteers, but when they have a finite amount for the project, he does not feel they have the money for this. He stated he does feel there may be some baseball in July; but since there will be more fields, there will not be as much pressure on all of the fields. He stated he agrees with Ms. Bunn and feel there are other things they need which take priority over irrigation even though he would love to have it.

Mr. Eisold stated they could put this in as an alternate and see how the bids come in and could always elect not to do it. Ms. Goldstein stated they could also put the crawling irrigation system into the bid which would be less money. Mr. Caiola stated this is also something that PAA might be able to purchase. Ms. Bunn stated she feels they will be shocked to see how little they will get for the money they have available.

Mr. Malinowski asked where the water hook up will be, and Mr. Eisold stated they have not looked at this yet. Ms. Goldstein noted where hose bibs would have to be located. She stated there is a cost to extending the water line and everything they add takes away from the other amenities they need to have on the field recognizing how little they have from the Grant for this part of the project.

Mr. Malinowski stated he has seen the crawling irrigation system, and it keeps the fields in good condition.

Mr. Fritchey asked if there is a water line on Oxford Valley Road, and Mr. Eisold stated they have not gotten to this point yet.

Ms. Bunn stated if they only have \$485,000, there is no way they can put in an irrigation system. She stated they have to consider the retaining walls, fencing, parking, etc. so there will not be money left to do this.

Ms. Liney reviewed the other items that are coming from the Grant money including the tennis courts which was approximately \$186,000. Ms. Goldstein stated there is also \$25,000 Budgeted for Stoddard 2.

Mr. Wysocki stated he realizes that lights are not being considered at this point, but he asked if there is anything that should be considered now if lights were to be considered in the future. Ms. Bunn stated she is not in favor of lights. Ms. Goldstein stated the one thing they would have to do which she has already considered anyway is to bring the fields further away from the property line which would provide room for the standards. Ms. Goldstein stated they could also run the conduits. Ms. Bunn stated she would not be in favor of lights on the fields given the many concerns expressed by the surrounding residents when this Plan was discussed six to eight years ago. She stated if any of the fields should be lit, it should be a field at Stoddard since it will not impact that many residents.

Ms. Goldstein showed the third alternative with parking shown in a different area and a different location for the shaded gathering area. She stated this still provides ninety-nine parking spaces. Mr. Eisold showed on the plan the location of overflow parking. Ms. Goldstein stated the Township also has parking across the street as well. Mr. Eisold stated you do not want to build more parking than necessary. Ms. Goldstein stated it is also important how the regular games are scheduled although you do need more parking when there are tournaments which run all day. Ms. Goldstein stated it is important that scheduling be done so that people are leaving while others are coming in. Mr. Caiola stated he feels they will be fine with what has been proposed. Ms. Goldstein stated adding more parking also adds to the cost.

Ms. Goldstein noted an area on the Plan which could be a tot lot.

Ms. Liney asked Ms. Goldstein if modifying the access to the fields for the parking from Edgewood would be possible. Ms. Goldstein noted a pipe in the area, and Ms. Liney stated she feels it should be widened, and Mr. Eisold stated they will definitely widen it.

Mr. Fritchey noted an area on the Plan beyond center field, and he asked if that area would be suitable for additional parking. Ms. Goldstein stated there is a “scrubby” area and a ditch as well. Ms. Bunn stated there is a creek that runs behind this area which goes under the road eventually comes out by the Library. Ms. Goldstein stated they will have to have one of their employees go out and look at the water course.

Mr. Fritchey stated he has concerns about the adequacy of the parking. It was noted there is parking across the street. Mr. Gordon stated he feels it would be rare that five games would be taking place at the same time; and if they do there are ninety-nine spots plus another possible forty as well as the parking across the street. Ms. Goldstein stated she would also be concerned if there was no parking across the street. Mr. Caiola stated he looks at it as ninety-spaces for two fields, and there are forty-five spaces they could use in the undesignated parking area. Mr. Caiola noted as the players get older such as those playing for Babe Ruth, there are also not as many family members coming out to watch them play. He stated when there are Tournaments, they do have to manage the parking.

Ms. Tyler asked which Plan the engineers feel is best, and Ms. Goldstein stated she would prefer Plan 3 because she likes that there is no parking off the main drive, and there is a separation. She stated she would also like to have an area to make the grade change and the area for shade in the future.

Ms. Bunn noted an area on the Plan where there is a rain garden which could be moved and they could then add some additional parking. Ms. Goldstein agreed, but stated they still need to work on the stormwater plan.

Ms. Bunn stated she feels the Park & Recreation Board should choose one of these layouts since they have to file Land Development Plans. Ms. Goldstein stated they will need direction on which Plan or hybrid they want the engineers to move ahead with. Mr. Fritchey stated he would like to hear about the prices, and Mr. Eisold stated they only got the Plan last week, but they will do an estimate. Ms. Bunn stated it is too early for the engineers to provide a price.

Mr. Eisold stated there are three under drain systems they have utilized in the past, but one they feel would be less expensive is called the multi-flow drainage system; and he provided information to the Board on this system this evening. Mr. Fritchey stated historically the Township fields have retained puddling for days. Mr. Eisold suggested that they try this system on the field at Stoddart now to find out how it will work. He stated it is approximately \$4 per linear foot. He stated this system is done throughout the field, although it would be less expensive to just do the in-field. Mr. Eisold showed the plans for a field they did previously using this system. He estimated it would cost \$3,500 for the in-field.

Ms. Bunn stated the problem is when there are volunteers adding things to the soil, it causes more problems in the future. She stated this would help eliminate the ponding problem, so that people would then not be adding things to the in-field mix.

Mr. Caiola asked where they could see a field using this system, and Ms. Goldstein stated it is used in Richland Township at Veteran's Park.

Mr. Fritchey stated he feels it would be desirable to have this at the very least in the in-fields.

With regard to the Plans for the two new fields, Mr. Eisold stated if they could get an idea from the Park & Recreation Board which Plan they prefer, they can provide more detailed estimates.

Mr. Caiola stated he feels it is better to pay a little more up front and maintain the fields properly so that it does not take so much money and time to get the field in playable condition. He stated if they are built right, they will not need so many repairs to be done by volunteers who do not necessarily know what they are doing.

Mr. Caiola stated there is money available in the Grant to do something at Stoddart, and Mr. Eisold stated he will get a cost estimate for the drainage system he has shown the Board.

It was the consensus of the Park & Rec Board that they were in favor of Plan #3.

Mr. Gordon asked about timing, and Mr. Eisold presented this evening an estimated project time line for the Samost Tract ball fields. Ms. Bunn stated she it should be made clear that project completion does not mean that they could use the fields at that point. The proposed project completion was shown as November, 2013; and Ms. Bunn stated they would not be able to use the fields until the fall of 2014. Ms. Goldstein stated they would need a solid year before they could play on the fields so the earliest would be fall of 2014.

Mr. Eisold stated they would hope to finalize the layout and prepare a cost estimate by early May, and they would come back to the Park & Recreation Board with this information at their meeting in May. He stated hard engineering would be done until early August, and they would also prepare the Permit Applications. Approvals would be secured and the project put out to bid by early 2013. He stated typically you get better prices if you advertise in the winter. They anticipate Bid opening the end of February, 2013 and proceeding with construction in early April, 2013 through November. He stated planting/seeding needs to be done in the fall

Ms. Bunn stated she feels the Park Board should provide direction to the engineers as to the use of porous paving. She stated there are maintenance issues involved with porous paving, and she is not sure that they have the ability to do this. Ms. Goldstein agreed and stated it would require vacuuming and not just sweeping. Ms. Bunn stated the drive aisles would not be porous paving. Ms. Goldstein stated with porous paving, you do not need as much stormwater management. She stated another option is to have some stone under the parking. Ms. Bunn stated while you do get credits for using this, she does not feel the credits would be enough; and she would not be in favor of porous paving because she does not feel the Township would be able to maintain it. Ms. Goldstein stated it usually costs 5% to 10% more for porous paving. Mr. Wysocki asked about the grid system he has seen, and Ms. Bunn stated this would be more for overflow parking or a fire lane. Mr. McDonald stated he does not feel Ms. Liney has the staff to maintain porous paving. It was agreed not to have porous paving.

With regard to the under drains, it was agreed to focus on the in-fields.

Ms. Liney stated she felt they were going to include an alternative to the bid installation of drainage for Stoddart #2. Mr. Eisold stated when you use the under drain system, when it is dry out the fields will be even drier. Mr. Fritchey stated he feels because it could result in “ridgely” play, he feels they should not have the under drains in the outfield, and in this way they would be able to do more of the in-fields only, and it was agreed that for Stoddart #2, they would do the in-field only.

There was discussion on the dug outs, and it was agreed that the Park & Recreation Board would be in favor of the same basic type of structure that they have currently. With regard to the backstops, Ms. Goldstein stated she prefers hoods on the backstops; and this was acceptable to the Board. Mr. Fritchey stated he does not feel they need the hood with a 12’ high backstop as that is too low. It was noted that these are larger fields. Mr. Fritchey stated for the 70’ field they should go to 25’ high.

Mr. Caiola noted an area on the Plan where they were considering adding parking and expressed concern with balls hitting cars parked in this area. Mr. Eisold stated they would have a 6’ high fence with a 20’ separation.

It was agreed that the engineers would come back to the next Park & Recreation Board meeting on May 8, 2012.

Mr. Caiola stated he is trying to get an update on the indoor facility, and when he gets this information, he will advise the Park Board.

SUPERVISOR LIAISON REPORT

Ms. Tyler stated they are continuing to look into the Community Center, and they have asked Ms. Goldstein to work up a proposal for planning services and look into other options. Ms. Tyler stated she is concerned about the time line for the Grant.

Ms. Bunn asked what will happen with what has been done already since the Committee did work with a building lay out on all of the sites they considered. Ms. Tyler stated the building that was considered for all of those sites was not based on the amount of money they have to spend. Ms. Bunn stated Mr. Majewski was given direction to use the building that was used the last time they went out for a Referendum. She stated that building was over-sized for what can be built. Ms. Tyler stated there are no other sites being considered. Ms Bunn asked about the Library site since they can really only afford a 5,200 square foot building. Ms. Tyler stated the only problem with the Library is that it does not allow for future expansion. She stated with the Budget they have now, she does not feel they could put up the ultimate Community Center they would perhaps like to have in the future, and allowing for expansion may be an important consideration.

Mr. McDonald asked if there has been a decision on what they really want to build. He stated he feels the Committee did great work, but did not really have any direction. Mr. McDonald stated he feels they need to know what they want to build, what is the purpose, and what can they afford to build; and he does not feel those questions have been asked or answered. Ms. Goldstein stated she is meeting with Mr. Fedorchak tomorrow to ask some of these questions. She stated she would like to see some community visioning and to see what the community and Board want for this building and how it will function. Ms. Bunn stated they need to find out who will be using the site since they may only be building a Senior Center. She stated the Performing Artists may be satisfied being in the Borough and may not need space here. Ms. Bunn stated representatives for the Seniors have indicated they want a 10,000 square foot building, but they cannot afford to build this. Ms. Bunn stated they may not need future expansion.

Mr. Wysocki stated there was a question about the arrangement with the Library; and Ms. Tyler stated they do not have an answer about this at this time, and Mr. Fedorchak is looking into this. Ms. Tyler stated they do need to decide the purpose of the Center apart from being used by the Seniors, and whether the Township needs to provide for the Performing Arts with a stage, provide for Community groups, use it as a catering hall and hold functions there; but at this time they do not know the answers to these questions.

Ms. Bunn stated she feels they need to know if they are capped at \$1 million because this will give the engineers direction as to what they can do. She stated they are probably only able to get a 5,200 square foot building with the funds they have. Ms. Tyler stated the answer as to whether there is more money depends on what happens with some ongoing land sales, etc.

Mr. Fritchey stated if they start with an existing building, it eliminates a lot of the start-up costs for a site. He noted that St. John's will be closing, and Ms. Tyler stated she understands that Grey Nun may be interested in this site, and she is not sure that the Archdiocese would want to sell the property to a non-religious use. It was noted that this would also involve the expense of land acquisition.

Ms. Tyler stated she does not envision that the Center will be just a Senior Center.

Mr. Caiola stated there are sports organizations that want meeting space. He stated he could find out if the Performing Arts group would want to use the facility if it were built, but other than that, he does not feel there are a lot of groups that would need something other than a place to meet. He stated he does not feel that it would be a Youth Center, but rather would be a place that organizations could hold their meetings. Mr. Caiola stated he feels 10,000 square feet is much more than is necessary. He stated he feels it would be doable at a reasonable size for \$1 million.

Ms. Bunn stated she feels they could build a 5,500 square foot building for \$1 million; and if they used the Library, they would have room to expand in the future if they put in the infrastructure for a second floor. Ms. Tyler stated there would be parking issues, but Ms. Bunn stated she feels they could look into this further.

Mr. Gordon left the meeting at this time.

RECREATION DIRECTOR REPORT

Ms. Liney stated Park and Recreation is continuing to open the Park system for spring use. She stated the refurbished bocce courts at Roelofs are being marked. Play by the Seniors group begins April 16th.

Ms. Liney stated the excess dirt pile at Memorial Park has been removed by McAllister. The fill is being used by Toll Brothers at the Matrix site. The Township engineer will record the dimensions of the area planned for the inclusive playground.

Ms. Liney stated parking lot repairs are underway at the Veterans Square site by J. Bradley following the completion of the sewer project in this section of the Township. Opening day for the fifth season of the Farmers Market is June 7th. She stated the Board packet included a number of fundraising events scheduled for the Park in the coming months.

Ms. Liney stated Harris Blacktopping is the general contractor for the renovations to the four tennis courts and the basketball courts at Community Park. The contractor is still within the approved time frame for completing this project which must be a temperature of 60 degrees in order to move forward with the next step in the process which is painting the courts. The color scheme will be the same as the US Open (blue court/green perimeter). Harris is adding topsoil, and raking and seeding the perimeter area this week. She stated they are coordinating a ribbon-cutting ceremony on this project, and she will alert the Park Board when a date is finalized.

Ms. Liney stated the Community Pools are being caulked and grouted this week. The four heating units will be serviced once the pools are filled. Seams and spider cracks on the dual slides are being sanded and gel coated. The diving boards are scheduled for service and installation early May.

Ms. Liney stated the Seniors group is hosting the popular AARP Spring Safe Driving Course on April 20th in the Township Building. The Seniors are also planning a Mothers Day flower sale May 12th in the Pool parking lot from 10 a.m. to 3 p.m. to help fundraise for the planned Center. Ms. Liney stated she knows that the Seniors would like to not have to put tables up and down for their card games; and they would like to be able to leave up ten card tables.

Ms. Bunn asked if Pool memberships are down, and Ms. Liney stated they are. Ms. Bunn asked if they have received any feedback why people are not joining, and Ms. Liney stated they have not. She stated they targeted May for a Pool discussion and the possibility of opening up fifty memberships for non-residents if they have a sponsor. She stated this may also address the Swim Team issue about having non-residents using the long course at the Pool; and those people could then join as members if they had a sponsor. Ms. Liney stated currently area swim teams want to rent it, but this is not cost effective for the facility. She stated the Swim and Dive Team representatives will be coming to the May meeting to discuss this further.

Mr. Wysocki stated included in the Park & Recreation Board packet was information about platform tennis, and he asked if this is under consideration. Ms. Liney stated a salesman came in to discuss this with the Township Manager. She stated it would cost approximately \$100,000 for two courts. Ms. Tyler stated this is something they may want to consider for Samost.

Ms. Bunn stated her son is starting his Eagle Scout project, and he would like to have a Skate Park started in the Township. She asked if the Park & Rec Board would be in favor of this, and a number of Board members indicated they would be in favor of this. Ms. Liney stated this was on the Plan for Snipes. Ms. Bunn asked if there is another location where it could be located, and Mr. Fritchey asked why it could not be at Snipes.

Ms. Liney stated they also discussed putting some pieces at Samost. Mr. Fritchey stated he did not feel there was concern voiced about having this at Snipes. Ms. Tyler asked about access to Snipes. Ms. Bunn stated if they are not going to build Snipes, she questions if it makes sense to put in just a few of these pieces. Many members indicated they feel they should build Snipes.

Ms. Bunn was asked what her son would need to do for his project; and Ms. Bunn stated he would have to plan it and organize the installation of some of the pieces. Ms. Bunn stated she did not feel that the Park Board would look favorably on this; and Ms. Liney stated in the past when they discussed this, they considered pieces at both Snipes and Samost.

Mr. Fritchey stated in the packet, there was a letter from Mr. Garton about the Ordinance with regard to firearms which he felt was very confusing. Ms. Tyler stated they have to come into compliance with State law which does allow firearms to be in Parks. She stated certain special interest groups were targeting Municipalities with certain laws on their books, and the Township needs to insulate itself from potential litigation.

There being no further business, Mr. Newbon moved, Mr. McDonald seconded and it was unanimously carried to adjourn the meeting at 10:00 p.m.

Respectfully Submitted,

Patricia Bunn, Secretary