

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
MINUTES – JULY 16, 2014

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on July 16, 2014. Chairman Dobson called the meeting to order at 7:30 p.m.

Those present:

Board of Supervisors:       Dobby Dobson, Chairman  
                                      Dan McLaughlin, Vice Chairman  
                                      Pete Stainthorpe, Secretary  
                                      Kristin Tyler, Treasurer  
                                      Jeff Benedetto, Supervisor

Others:                         Terry Fedorchak, Township Manager  
                                      Jeffrey Garton, Township Solicitor  
                                      Mark Eisold, Township Engineer  
                                      Kenneth Coluzzi, Chief of Police

PUBLIC COMMENT

Mr. Harold Kupersmit, 612 B Wren Song Road, advised the Chairman that he feels someone is using the Lower Makefield Township Police Department to “bludgeon” him into submission. He stated he wrote to the Criminal Division of the Bucks County Court of Common Pleas today for permission to tape all of his conversations, and he is also getting permission from the District Court in Philadelphia to file suit against the Township Police Department. He stated he has been forced into doing this because he stood up to the IRS. Mr. Garton stated Mr. Kupersmit provided him with paperwork this evening which he made available for the Board’s review.

Ms. Janet Wassum, 1079 Princeton Drive, stated she is concerned about building on the Scammell’s property. She stated the perimeter was to be cleaned up and maintained, but it is encroaching onto her property. She stated representatives from the Township looked into this and said that nothing could be done and it is owned by the Conservancy. She stated trees have fallen and are resting against the fence. Mr. Eisold stated early in the process there was a meeting on site including members of the EAC, a representative from the Township engineer’s office, and the builder; and they walked the perimeter. He stated there is a 30’ buffer easement around that portion of the property to be left natural. He stated the EAC made recommendations based on the condition of the trees. He stated since that time some neighbors have indicated they want more buffer and some want less. Ms. Wassum stated she is concerned that the area will be used as a dump.

Mr. Benedetto stated Mr. Eisold has described exactly what happened, and the EAC did go out and there were a number of neighbors present including Mr. Ferraro; and the EAC indicated that they were healthy trees which should remain, but the neighbors felt they should come down because they posed a hazard. Mr. Benedetto stated his understanding is that the developer does not care either way, but the EAC recommended that the trees remain. Mr. Benedetto stated the Board could agree with the EAC or indicate that the neighbors want the trees to come down, and the developer should take them down. Mr. Benedetto stated he agrees with the neighbors that the trees should come down. Ms. Wassum stated she is talking mostly about trees that have fallen down already.

Mr. Stainthorpe stated he is unclear as to the statement made about the Conservancy, and Ms. Wassum stated she was told that the land was owned by the Conservancy. Mr. Eisold stated it is a buffer that is on the developer's property, and is an area not to be disturbed which acts as a buffer between the new development and the existing development. Mr. Eisold stated a number of the neighbors along that section want there to be an even larger buffer. Mr. Dobson asked if the buffer were grass who would be responsible to maintain it, and Mr. Eisold stated if it was on a lot, it would be that property owner in the new development. He stated if it were in open space, it would be the Township's responsibility.

Mr. Benedetto stated the neighbors wanted the trees taken down, but the EAC did not want them taken down. He stated he feels the developer should be directed to take the black locust trees down and to clean up the area behind Ms. Wassum. Mr. Dobson asked if the Board has the authority to direct the developer to clean up the area. Mr. Garton stated you could ask the developer to take the trees down behind the Ferraro property, but they cannot compel them to do so unless they are a clear and present danger; and the EAC has indicated they are healthy trees. Mr. Garton stated with regard to the "debris" Ms. Wassum is discussing if it is trash or other things like that, the Board can direct that it be cleaned up. He stated he feels they should look at the back of Ms. Wassum's property to ascertain what is there. Mr. Eisold stated it is all natural material. Ms. Wassum stated it is growing toward her property.

Mr. Stainthorpe asked Mr. Eisold to find out what the "Conservancy" is. He also stated the Township cannot do anything on land that they do not own, but they should determine who is responsible and what can be done.

Mr. Benedetto stated the EAC is "driving" this, and the developer has indicated they will do whatever the Township asks. Mr. Benedetto stated there are residents that would prefer other wise with regard to the trees.

Mr. Dobson stated he wants to know what is behind Ms. Wassum's property, and they can then ask the developer to clean up the area, and he asked the Township Manager to work with the Township engineer on this.

Mr. Benedetto stated he would also like them to look at the black locust trees that the EAC wants left alone. Mr. Stainthorpe stated before they ask anyone to do anything with the trees, they need to determine if they are healthy trees. Mr. Benedetto stated the neighbors have to live with the consequences, and he would take their concerns more seriously than the EAC's recommendation to keep a healthy tree. Mr. Stainthorpe stated the Township engineer has an arborist on staff that could look into this.

Ms. Sarah Spengler-Camponella, Green Ridge Road, asked about the Quiet Zones. Mr. Eisold stated the Grant was submitted, and they have been working on Phase I work which includes preparing the field surveys of all three crossings, data collection, vehicle counts, etc.

Mr. Garton stated previously the Board was contemplating whether to file a request for a reconsideration of the Categorical Exclusion determination, and the deadline is July 21. He stated if the Board is inclined to do so, they should advise him now. Mr. Stainthorpe stated he is not inclined to do that since the reason they were going to do that was to get some leverage on SEPTA; and SEPTA has supported the Township with the Grant Application, and the Township would not have been able to get it done without their help. Mr. Benedetto stated he feels the leverage was why they did get cooperation from SEPTA; and while he agrees that they should not pursue the Categorical Exclusion reconsideration, he feels the Township should impress on SEPTA that they could have proceeded with it and SEPTA should continue to help the Township.

Mr. Dobson stated SEPTA has stepped up to help the Township, and he feels they are on the right track with what has been done.

The daughter of Art and Kathy Widmann, 510 Stony Hill Road, was present on their behalf. She stated her parent's home is directly adjacent to the railroad crossing at Stony Hill Road, and they want the Board to know that they strongly oppose the construction of the Quiet Zones. She stated the construction of the 100' median barrier will cross in front of their driveway, and will leave them with a right-in, right-out access only which they feel will decrease their property value and impact access to the residence by emergency personnel. She stated there are family members living in the home with medical issues. She stated she reviewed the

Minutes from the June 4 meeting and it was stated that any driveway to a residence with four or more people would be considered an intersection, and the 100' median barrier would not be allowed to block the driveway.

Mr. Eisold stated they are currently working on the surveys and looking at the property lines at each location. He stated the 100' is what is recommended; however, 60' is the minimum allowed; and in the design phase, they will determine what they need to do. He stated their goal is not to impact anyone with regard to access to their driveways. He stated the Stony Hill Road crossing does have properties close by, and part of the surveying is to determine property lines and the location of driveways. He stated there are some houses that have a double driveway; and while one may be effected, the other one may be unaffected. He stated part of the process includes bringing the stakeholders, the property owners that are adjacent to the crossings, into the process; although they are not at that phase yet. He stated he is optimistic that they can work out these details recognizing that they may only be able to go 60' as opposed to 100' to allow access to the property owners. Mr. Eisold stated the surveys will probably be done in a week or so.

The daughter of the Widmanns also expressed concern that the surveys are being done at a time when School is out of session and would not include buses and School transportation vehicles. Mr. Eisold stated they started before School was out so that they could include those vehicles. He stated this information all goes in the Risk Analysis. She also asked if they have considered an alternative to the 100'/60' median which would be the four quadrant crossings and the wayside horns. Mr. Eisold stated while this was looked at, this option was much more expensive; and what they are considering is what they believe would be the best and safest alternative since with the quad gates, there are some concerns that someone could get in there and not be able to get out.

Ms. Tyler asked when the residents can expect to be notified, and Mr. Eisold stated he feels it will be 30 to 45 days before they notify the residents.

Mr. McLaughlin asked if this matter will go before the Planning Commission, and Mr. Garton stated it will not since it is not Land Development.

Mr. David White, Gayle Drive, stated he is pleased with the support they have received from the Bucks County Planning Commission and Senator McIlhinney. He stated when they add the new track, they will have to reconstruct the grade crossings, and he hopes that they will use something that is more durable than what they have now.

#### APPROVAL OF MINUTES

Mr. Stainthorpe moved, Mr. McLaughlin seconded and it was unanimously carried to approve the Minutes of June 18, 2014 as written.

#### APPROVAL OF JULY 7, 2014 WARRANT LIST AND JUNE, 2014 PAYROLL

Ms. Tyler moved, Mr. McLaughlin seconded and it was unanimously carried to approve the July 7, 2014 Warrant List and June, 2014 Payroll as attached to the Minutes.

#### DISCUSSION AND APPROVAL OF EAGLE SCOUT SERVICE PROJECT PROPOSAL AND USE OF THE TOWNSHIP'S CHARITABLE FOUNDATION

Mr. Ben Cutrone was present to seek approval of his Eagle Scout Project which is to build a kennel for stray dogs. He showed a picture of what is currently being used, and he stated he would like to build a kennel in between the maintenance garage and the Emergency Services building. He stated he plans to clean up the area and raise funds to purchase the materials needed. He stated he would like to have the funds raised put into the Township's Foundation so that they are tax-free donations. He provided a sketch of what he is proposing to construct. Mr. Stainthorpe asked if this is a kit, and Mr. Cutrone agreed. Mr. Cutrone stated he plans to raise funds through the summer, clean up the property and hopefully finish the project by winter or early spring.

Mr. Stainthorpe stated he understands the Animal Control Office is in full support of this as is Chief Coluzzi. Mr. Fedorchak stated Mr. Garton has indicated that the funds raised for this project can go through the LMT Community Foundation and checks should be made payable to the Lower Makefield Township Community Foundation. Mr. Dobson asked that this be included on the Township TV Channel for those wishing to make donations.

Mr. Stainthorpe moved and Ms. Tyler seconded to approve the Eagle Scout project as presented and to approve use of the Charitable Foundation to fundraise.

Mr. Benedetto asked how they would distinguish funds that come in to the Foundation for this project; and Mr. Fedorchak stated on the subject line, donors should write that this is for the Eagle Scout Project.

Mr. Stainthorpe asked if this would have to go through Land Development, and Mr. Garton stated it does not qualify as Land Development.

Motion carried unanimously.

## 2013 AUDIT PRESENTATION

Mr. Peter Place, Lopez, Teodosio & Larkin was present to review the 2013 Audit. Mr. Place stated they did the Audit in 2012, and they will also be doing the 2014 Audit. He stated the first two pages of the Report are the Independent Auditor's Report which state the responsibilities of the Township and the Auditor's responsibility. He stated they select samples of disbursements, receipts, make inquiries, do observations, go through the internal records, and evaluate the internal controls of the Township. He stated they then make an opinion, and their opinion is that the financial numbers as represented by the Township are correct.

Mr. Place stated the next section is the Management Discussion and Analysis which is what the Township's management puts together and this is on Page 3 through Page 12. He stated this discusses the highlights of 2013, and one of the things that happened in 2013 was the settlement of the litigation for the Golf Course and approximately \$3 million was paid and was capitalized as it is basically increasing the cost of the land that they would have had to pay ten years ago when they paid for the land.

Mr. Place noted Page 6 which are the Revenues and Expenses of the Township. He stated this includes the Governmental Activities and the Business Activities which are the Pool, the Sewer Department, and the Golf Course. He stated the total Revenues combining the two Activities were \$23.7 million for 2013. He stated 2012 was \$24.5 million. He stated in 2013 there was an improvement in the Real Estate Transfer Tax, and in 2013 it increased a little over \$200,000 from 2012. He stated there was a large Capital Grant in 2012 of \$876,000; but there were no Capital Grants in 2013.

Mr. Benedetto noted Page 6 and asked about the Bond Insurance costs in the amount of \$110,000 for 2013 which he feels is high. Mr. Place stated for the amount of Bonds that the Township floated in 2014 which was \$4.7 million, this amount is actually very low. Mr. Stainthorpe stated this reflects the Township's excellent Bond rating, and Mr. Place agreed.

Mr. Place stated in years past when the Township did an issuance of Bonds or a Bond re-finance, those costs used to be capitalized and amortized. He stated because of GASB 65, Bond issuance costs now have to be expensed. He stated he does not believe there any plans for another Bond issuance in 2014 so there should not be a bond issuance cost this year.

Mr. Benedetto noted Page 5 and asked how much debt the Township carries, and he asked if it is \$39,388,380; and Mr. Place stated this correct. He stated in 2012 it was approximately \$36 million. Mr. McLaughlin stated the increase is basically the Bond issuance which included the Golf Course settlement. Mr. Garton stated this also included the Sewer Bond, and Mr. Place agreed. Mr. Place stated the Net Position also increased, and in 2012 it was slightly over \$85 million and now it is almost \$85, 500,000.

Mr. Place noted Page 7 deals with the Revenues in depth, and Page 8 deals with the Expenditures; and it is comparative between 2012 and 2013.

Mr. McLaughlin asked about the reduction in property taxes; and Mr. Fedorchak stated he feels this is due to Assessment Appeals, and he feels from now on, they will see this trend reverse. Mr. McLaughlin stated he was surprised that this number went down given Regency came on in 2013; however, Mr. Fedorchak stated there was an extraordinarily large number of people over the last three years who Appealed and were successful as were some Commercial properties. Mr. Place stated this has been a big concern for Townships, Boroughs, and School Districts. Mr. McLaughlin asked if there is a way to appeal those that were reduced; and Mr. Garton stated a Municipality can Appeal an assessment, but because of the expenses involved, it does not usually pay for a Township to do this. He stated School Districts would benefit from this, and the Township could have a dialogue with Pennsbury since they would benefit much more than the Township from doing this. Mr. McLaughlin stated he feels this would be a worthwhile discussion to have with their Liaison to the Pennsbury School District.

There was discussion about the Real Estate Transfer Taxes, and Mr. Fedorchak stated he feels this will increase; however, he has concerns whether the rebound will be sustainable, and he would recommend that they only increase the Budgeted amount slightly. Mr. Benedetto asked how Regency factored into this, and Mr. Fedorchak stated they raised this issued with Toll Bros who indicated that there would be a modest increase in the number of new homes. He stated he feels there will be an uptick, but does not feel it will be significant.

Mr. Garton stated if they have a discussion with the Pennsbury School District about possibly Appealing the reassessments, they should start with the Commercial and Industrial properties which would bring in more revenue.

Mr. McLaughlin moved and Mr. Stainthorpe seconded to instruct the Township Manager to reach out to the Pennsbury School District and coordinate with them a possible plan to be presented to the Board of Supervisors on re-assessment of Commercial and Industrial properties in the Township. Motion did not carry as Mr. McLaughlin and Mr. Stainthorpe were in favor and Mr. Benedetto, Mr. Dobson, and Ms. Tyler were opposed.

Mr. Place stated there was an increase in Revenue from the Local Services Tax in the amount of approximately \$40,000 to \$50,000, and they worked with Berkheimer and found a list of employees who were not withholding or submitting the tax. He stated that increase will be maintained going forward. He stated another increase was in the Operating Contributions where in 2013 there was a settlement for \$475,000.

Mr. Fedorchak stated about two to three years ago, he made a recommendation to the Board that there were three Revenue line items he felt they should look at closely. He stated the first one was the Local Services Tax, the second the Cable TV Franchise Fee, and the third the royalty revenues received from the communications towers. He stated the Board agreed, and he reached out to Mr. Place to engage them to do a more detailed audit of the Local Services Tax which produced some positive results. He stated he would next like them to consider the Cable TV Franchise Fee.

Mr. Benedetto stated while the Local Services Tax did increase, on Page 3 it does mention that "... they are near the maximum Lower Makefield will receive..." Mr. Fedorchak stated he agrees; however, they are going to ask Mr. Place to look at this a second time to make sure the number is sustainable.

Mr. Benedetto noted Page 7 also indicates the Settlement Fee, and he assumes this \$475,000 was from Toll Bros. Mr. Fedorchak agreed and stated this is the first of three payments that the Township will receive. He stated the Township will receive the second payment in 2015 and the third in 2016 for approximately the same amounts.

Mr. Place noted Page 8 which shows total Expenditures for 2013 was \$14.5 million compared to 2012 which were \$14.2 million which is only a 1.7% increase.

Mr. Place noted Page 20 showing Revenues and Expenses for the Business Activities. He stated the Sewer Fund had a profit of \$109,000, the Community Pool had a loss of \$68,000, and the Golf Course had a small profit of \$5,300. Mr. Place stated there was the one-time Expense for the Bond issuance costs. He stated if they took out the \$100,000, the Golf Course probably made approximately \$115,000.

Mr. Place stated the Pool has been declining, and the year before they had a profit of approximately \$85,000. Mr. Benedetto asked Mr. Fedorchak about the Pool finances, and Mr. Fedorchak stated total Pool Revenues to date are doing very well this year, and they are close to the 2009 numbers. He stated at the next public meeting, he will be giving a mid-year Financial Report, and the Pool will be included in this discussion.

Mr. Place noted Page 14 indicates that the Business-type Activities basically support themselves and the Governmental Activities have to depend on General Revenues with Real Estate Taxes being one of them. Mr. Place stated Pages 15 through 18 are Fund Balances. He stated Pages 19 and 20 are the Propriety Funds and Page 21 is the Statement of Cash Flows.

Mr. Benedetto noted Page 19 and stated it seems that the debt from Governmental Activities is \$11.5 million and debt from the Business-type Activities is about \$24 million. He stated the Pool has no debt, and Mr. Place agreed. Mr. Benedetto stated the Sewer has approximately \$7.3 million and the Golf Course approximately \$16.8 million, and Mr. Place agreed. Mr. Place stated the Note Disclosures on Pages 38 and 39 discuss what makes up the Debt.

Mr. Benedetto noted Page 10 which shows that the Township's Bond Rating was upgraded from AA2 to AA1, and Mr. Place agreed. Mr. Benedetto stated he feels this is possibly the highest Township rating in Bucks County, and it was noted that this is correct.

Mr. Place noted Pages 23 and 24 which are the Fiduciary Funds which are the Pension Funds and the Escrow Fund with the developers.

Mr. Place stated Page 25 begins the Note Disclosures and this goes through Page 50.

Mr. Benedetto asked about the Debt Service on Page 39. Mr. Fedorchak stated they need to get permission from the Department of Community and Economic Development for all issuances and they look at a number of items. He stated one thing that is very important is that the total Debt Service of the Township is relatively level each year. He stated the Total Debt Service up to approximately 2022 on an annual basis is approximately \$2.5 to \$2.6 million. He stated in 2022 it drops to approximately \$2.5 million each year out to 2033. He stated this includes all debt – Golf, Sewer, and General Fund.

Mr. McLaughlin stated it is not the intent of Lower Makefield to ever be debt free because they will always have costs for on-going activities of the Township although it will probably not be as much as they have now. He stated he does not want anyone to think that they are going to be debt free by 2032 although they will have a

lower debt position. He stated the cost to borrow does go down the more prudent and fiscally-responsible the Township is. He stated that is why the AA1 Rating is so important. Mr. Place agreed. He stated while they will not be debt free by 2032, realistically it will be greatly reduced when the Golf Course is debt free or has much less debt.

Mr. Benedetto noted the Sewer Fund and stated it seems that the system is in a strong financial position. Mr. Place agreed and stated it is operating at a profit. He stated they are doing very well cash-flow wise.

Mr. Benedetto noted Page 59 with regard to the Pension which indicates the funded ratio is 69%, and he asked if this is adequate. Mr. Place stated what Mr. Benedetto is referring to on Page 59 is the post-retirement health benefits and not the Pension Fund. He stated the Township has a program where they pay for the health insurance of employees for thirty months after they retire. Mr. Place stated Page 57 is the Pension. Mr. Fedorchak stated the Police/Uniform Plan is at 69% and the non-Uniform is at 77%. Mr. McLaughlin stated when Mr. Maloney, who was an actuary, was on the Board, he had indicated that you do not want a fully-funded Pension Fund and that is a misuse of funds being locked up. Mr. Place stated he is not an actuary, but what the Township is doing is not out of the ordinary. Mr. McLaughlin stated this is also based on rates of return; and given the stock market the last few years, this probably influenced this as well, and Mr. Place agreed. Mr. Place stated the actuarial reports are always behind so the actuary report was done 1/1/13 and was on results that were from 2010, 2011, and 2012. He stated hopefully it will trend back to where it was in 2007.

Mr. Benedetto noted Page 55 regarding Excess of Expenditures over Appropriations for the end of the year 2013 which shows that Public Works expenditures were \$131,184 over Revenue. He asked if this was due to the winter storms, and Mr. McLaughlin stated the bulk of the winter storms occurred in 2014. Mr. Fedorchak stated there was a certain amount in 2013, but he will have to look into this further.

Mr. Benedetto noted Page 56 regarding the roads. Mr. Place stated when the Township adopted GASB 34 which he assumes was around 2002, the Township was allowed not to depreciate some of its infrastructure. He stated the Township had approximately \$40 million of infrastructure that was not being depreciated. He stated for the Township to have this method, every three years the Township engineer has to do a report; and in their recommendations for 2014, they have recommended that this report will need to be done.

Mr. Benedetto stated he felt they had spent more than \$454,026 on the maintenance and preservation of the roads, and Mr. Fedorchak stated he could look into this further. He stated what is being shown is probably close to being correct.

Mr. Place stated Pages 52 through 54 are Budget versus Actual of the major funds. He stated Pages 61 and 62 is the Supplementary Schedule that gives the detail of the non-major funds.

Ms. Tyler asked Mr. Place for a layman's description of the Township's financial position. Mr. Place stated his opinion is that the financial position of the Township is very good, and the Township's Bond rating reflects this. He stated the Township's Bond rating also reflects the excellent job that is done by the Administrative staff. He stated he does a number of Municipalities, and he feels the Township staff does an excellent job not only on the financial end but also on the Website, and the fact that there is a Pool and a Golf Course. He stated he feels it is one of the better Townships in Bucks County. Ms. Tyler thanked Mr. Fedorchak and his staff. Mr. McLaughlin stated he feels a Supervisor's greatest responsibility is to be stewards of the residents' money, and they deserve to have it spent in a wise and productive manner; and he feels this Board does an excellent job of fulfilling this mandate. He thanked the Township staff for the work they do providing value and quality. Mr. Dobson stated the Board takes this very seriously, and they will continue to do that.

#### DISCUSSION AND APPROVAL OF ORDINANCE NO. 396 AMENDING THE PROVISIONS OF THE CODIFIED ZONING ORDINANCE OF LOWER MAKEFIELD TOWNSHIP RELATED TO THE FLOOD PLAIN REGULATIONS

Mr. Garton stated several months ago the Board of Supervisors authorized the advertisement of a new Flood Plain Ordinance, and this advertisement has been accomplished. He stated the new Flood Plain Ordinance is a result of a directive from FEMA that requires the Township to adopt the new flood plain regulations that are established by FEMA, and the Township does not have a lot of discretion. He stated the Township is obligated to adopt these provisions by the end of this month. Mr. Garton stated the Township's version of the Ordinance was reviewed and approved by FEMA and PEMA. He stated if this is approved it should be approved incorporating the comments of the Bucks County Planning Commission memorandum dated 7/2/14 which are minor changes.

Mr. Stainthorpe moved and Ms. Tyler seconded to approve Ordinance No. 396 incorporating the comments set forth in the Bucks County Planning Commission memo dated 7/2/14.

Mr. Eisold stated the Planning Commission reviewed this on Monday evening and recommended Approval. Ms. Tyler stated they reviewed this in great detail, and the Township has very little say over the content. She stated this is an important step needed to achieve the Community Rating that Ms. Saylor is working on for the Township so that they can possibly get a reduction in insurance rates for the residents, and this is one of the steps needed for that Application.

Mr. Benedetto stated they are passing this Amended Ordinance based on the maps that have not yet been adopted since the maps will not be adopted until March, 2015. Ms. Tyler stated the new maps are scheduled to be approved on March 16, 2015; but what this Ordinance says is that it is compliance with whatever the existing maps are, and the Township Ordinance will not have to change when the new maps are in effect because the Ordinance contemplates a change in the maps. Ms. Tyler stated they cannot get the Community Rating for the residents until this Ordinance is passed. Mr. Eisold stated there are a number of requirements that have been laid out, and this Ordinance is one of them that they have to do to get the Community Rating. He stated he understands there are two times a year that residents can be accepted into the program.

Ms. Alison Smith, 25 Glen Drive, stated the Ordinance does make meaningful changes to the existing Ordinance. She stated once this Ordinance is passed, people who have homes in the flood plain cannot make major renovations to their homes unless they elevate the structure. She stated this is a significant change, and she does not feel many people are aware of it. She stated she understands that in order to get the lower rates that FEMA offers, the Ordinance has to be passed; however, she feels it would be in the residents' best interest to be aware of this before it is voted on, and she asked that it be tabled until more public information is disseminated to residents living in the floodplain. She stated while she understands that the Ordinance was advertised, she was unable to find it on the Township's Website. She stated elevating a structure could be a \$70,000 to \$80,000 cost, and this will have a large effect on home values. She stated it is also of concern that some people bought houses that were not in the floodplain, and they are now finding out that they are in the floodplain. Ms. Smith stated people may decide that the \$600 to \$800 a year they would save in flood insurance is worth it to them, but they would have to let people know when they try to sell their homes, potential buyers should be advised that it will cost \$70,000 to \$80,000 additional to elevate the house if they want to do any renovations.

Mr. McLaughlin stated if the Township does not adopt this Ordinance, homeowners who will now be in the flood plain according to the new maps, will be paying a very big insurance bill; and the Township is trying to mitigate that bill for everyone in the floodplain. Ms. Smith stated she feels they should let the residents who are going to

be effected by this make this decision. She stated they may decide that signing up for the much larger cost is worth the difference in cost annually. Mr. McLaughlin stated the Board did hear strong opinions that they wanted the Board to do what they could to lower their insurance bills as quickly as possible. Ms. Smith stated she does not feel they understood what they were paying for.

Mr. Eisold stated the requirement is that if you do an improvement project greater than 50% of the value of your house, the requirement to elevate kicks in. He stated if you are doing a \$10,00 to \$20,000 improvement, it would not have this requirement. Mr. Eisold stated it would have to be a very major renovation.

Mr. Dobson asked if this Ordinance has to be approved by the end of July, and Mr. Garton agreed. Ms. Smith stated this is not correct, and the date is 3/16/15. Mr. Eisold stated the date in the Community Rating letter they received was that it had to be approved by the end of July, 2014. Ms. Smith stated this was not the information that she received from FEMA today, and she was told that it was March 16. Mr. Eisold stated the March 16 date is when the maps are to be updated. Mr. Eisold stated the sooner the Township gets into the CRS Program, the sooner the reduction in flood insurance will be realized. Mr. Garton stated there is a letter from FEMA that tells the Township exactly what Mr. Eisold is stating.

Ms. Bobbie Moore stated she is a real estate agent and she met with Ms. Tyler and a group of homeowners who were concerned about their flood insurance and she also met with Mr. Santarsiero and Mr. Fitzpatrick with a group of Realtors about two months ago and they indicated that not everyone who is in the floodplain needs that insurance. She stated if you have an elevation that is at a certain level, you can challenge it. She stated the Realtors got involved because when they sell homes which have been paid in full and do not carry flood insurance, those purchasing the homes are being told that they do not need flood insurance; but the Realtors need to be aware of the new flood plain. Ms. Moore stated if the lowest level of the house is below the level of the flood plain, they will need the insurance. She stated adjacent properties may not need it if they are above the level of the flood plain. She stated she is a member of a team in Lower Makefield and Yardley working with FEMA in Harrisburg, and they are trying to help people. She stated if there are questions, they can speak to Mr. Fitzpatrick or Mr. Santarsiero.

Mr. Scott Burgess, 15 Glen Drive, asked if they are certain about the 50% calculation noted by Mr. Eisold; and Mr. Eisold agreed that the value of renovations would have to be 50% of the current market value of the home, and he read this section from the new Ordinance. Mr. Burgess stated they did not have the opportunity to review the Ordinance; and although he is very interested in getting the rate down, he is concerned that there might be other changes they are not aware of. Mr. Eisold

stated FEMA is trying to reduce their risk as well, and they are allowing the flood plain rates to be reduced because they are also trying to reduce their risk overall paying out. He stated they want people to be sensible and do the right thing so that they are not putting themselves in harm's way so that FEMA would have to spend a lot more money. Mr. Eisold stated there is a give and take with this Ordinance which is why there are these requirements; but looking at it in totality, it will be a benefit for a majority of the residents in the floodplain with regard to rates moving forward.

Mr. Benedetto stated the Planning Commission did go through this Article by Article. Mr. Benedetto stated they are under a time constraint, but he feels that the document should be posted on the Township Website. Mr. Stainthorpe stated the Township does not have any options to change the Ordinance proposed. Mr. Garton stated it is FEMA-directed language.

Mr. Burgess stated when they had the flooding issues in 2005 and 2006, most of the people did not reach the level where they were allowed to raise their homes with any support from FEMA since you had to have 50% or more damage to your home to get support. He stated he is concerned that there may be something additional in the new Ordinance that would make it not a good deal. Mr. Burgess stated he is disappointed that it was not presented to the residents involved, and he was surprised to see this on the Agenda this evening.

Mr. Benedetto stated he understands that this is a major part of getting the Community Rating, and that it is "boilerplate" to a certain extent. He stated if they do not adopt this, he does not feel they will get a Community Rating. Ms. Tyler stated they cannot enter the Community Rating System, if they do not adopt this Ordinance and do other things in the directive.

Mr. Barry Wood expressed concern about the lack of communication with the residents about this Ordinance.

Ms. Tyler asked about the additional steps needed, and Mr. Eisold stated they had a meeting about six months ago with the representative from FEMA; and they sent a letter to the Township with a number of items that needed to be addressed, and they have addressed those issue. He stated the last item was to get this Ordinance in place. He stated a lot of the residents that came out early in the process wanted to realize those savings, and it seemed that everyone was in favor of it since the costs were going to go up exponentially over the next few years based on FEMA's financial issues. He stated this Ordinance was properly advertised, and he understood that it was discussed at RAFR. Mr. Fedorchak stated everyone is working very hard and very quickly to make this happen. He stated they had a clear directive from everyone, particularly where Mr. Wood lives, to get the Rating done. He stated if

they delay this, and do not make the July 31 deadline, it is his understanding that this would get pushed back to late in the year. He stated he feels there is another round of Applications at that time although he is not certain. He stated they could delay this, but they will not be able to enter the Community Rating Program in time for it to impact positively on the insurance bills for this year. He stated a delay means it could be another year before FEMA takes this issue up.

Mr. Wood stated he feels the Township should have given the residents the opportunity to comment on this.

Mr. Benedetto stated he is sorry the communication was not optimal, but he feels the Township is trying to do the right thing; and this will be a benefit to the effected residents.

Mr. Burgess stated he was concerned about the issue of “major renovations;” but he does feel this is the right thing to do. Ms. Tyler stated the directive was to get the Community Rating System in place, and the Ordinance being discussed is not negotiable and the Township has no way to alter it.

Mr. Benedetto thanked Mr. Eisold and his firm for getting this done.

Ms. Alison Smith stated Mr. Fedorchak has been working on moving this along quickly, but she is concerned with the language that is required. She stated she feels residents would be interested in making the calculations between the difference in insurance cost versus the cost of raising the house and their ability to sell their home. She stated while July 31 is the deadline to make it for this round, it is not the last time that they can pass the Ordinance. She stated when she spoke to FEMA today, they had given her the March 16 date as the last time to get into the rounds of being considered. Mr. Eisold stated Ms. Saylor could meet with those interested to explain the details, but overall he feels it is a positive.

Mr. Stainthorpe asked if they have an option to rescind this if it is passed this evening; and Mr. Garton stated if it is rescinded, the Township would no longer be Community Rated. He stated they should consider the costs of the possibility of an individual doing a major expansion that would require them to raise the house versus what everyone else may save in premiums. Mr. Stainthorpe stated the Board was criticized for not doing this some years ago, and he feels there is a certain amount of urgency to get this done so that they can benefit the most people in the community.

Motion carried unanimously.

APPROVAL OF RESOLUTION NO. 2283 AUTHORIZING LOWER MAKEFIELD TOWNSHIP OFFICIALS TO EXECUTE DOCUMENTS IN CONNECTION WITH APPLICATION FOR TRAFFIC SIGNAL APPROVAL AND RESOLUTION NO. 2284 APPROVING THE INCLUSION OF THE TRAFFIC SIGNAL AT THE INTERSECTION OF I-95(NORTHBOUND) AND RT. 332 INTO THE ADAPTIVE SIGNALS SYSTEM UPGRADE

Mr. Eisold stated Resolution No. 2283 is for Freedom's Farm on Big Oak Road which had to relocate an existing flashing School-Zone sign.

Mr. Stainthorpe moved, Mr. McLaughlin seconded and it was unanimously carried to Approve Resolution No. 2283.

With regard to Resolution No. 2284, Chief Coluzzi stated this is to include the traffic signal at I-95 Northbound and Route 332 into the Adaptive Signal Program upgrade.

Mr. Stainthorpe moved, Mr. McLaughlin seconded and it was unanimously carried to approve Resolution No. 2284.

DISCUSSION OF WINTER TRAFFIC SERVICES AGREEMENT RECOMMENDATION AND APPROVAL THAT PUBLIC WORKS TAKE ON DOLINGTON ROAD ONLY

Mr. Kevin Kall stated presently the Township is involved in an Ice and Snow Control Agreement with PennDOT for several State-owned roads. He stated there are four roads that Public Works currently maintains for snow and ice control for which the Township receives approximately \$16,000 a year. He stated these are Newtown-Yardley Road between Mirror Lake and Langhorne-Yardley, Langhorne-Yardley Road between Township Line and Newtown-Yardley (332), the entire length of Dolington Road, and a portion of Yardley-Morrisville Road from Marrazzo's through the Morrisville line.

Mr. Kall stated his recommendation for this year is that the Township reduce from the four roads currently maintained down to one. The road he would recommend that they continue to maintain with snow and ice control is Dolington Road from Washington Crossing to Taylorville. He stated he would like to give the other three roads back to PennDOT because it would save the Township significantly for salt purchases.

Mr. Stainthorpe asked Mr. Kall if he is confident that PennDOT will service these roads properly; and Mr. Kall stated prior to his arrival in the Township there were a number of PennDOT/State roads which the Township maintained snow and ice control for, and through the years to create efficiencies, the Township has put back to PennDOT the management of those roads in the winter.

Mr. McLaughlin asked Mr. Kall if the Township has been losing money, and Mr. Kall agreed. He stated the Township collected approximately \$25,000, but the amount of salt applied and the man hours for maintenance of these road far exceeded the \$25,000 received from the State. He stated during a normal winter the amount received normally only pays for the salt application, and does not cover the man hours needed to apply the salt. Mr. McLaughlin stated he does feel there is a difference in service between how quickly PennDOT services the roads compared to the Township, and he feels it is done more quickly when the Township does it. Mr. McLaughlin asked if PennDOT is as proactive with putting brine down, and Mr. Kall stated PennDOT does proactive measures as well. Mr. McLaughlin asked Chief Coluzzi his opinion; and Chief Coluzzi stated the Township Road Department does an excellent job so this is a difficult decision.

Ms. Tyler asked if they give back the roads as recommended, and they find those roads are not plowed in a timely manner, can they bill PennDOT if the Township does the work. Mr. Kall stated he feels they would have to re-negotiate with PennDOT in 2015/2016. Mr. Kall stated he feels the State roads that PennDOT maintains in the Township are in good shape. He noted particularly Oxford Valley and Stony Hill Road.

Mr. Benedetto asked if the dollar amount is dependent on the winter. He asked if the dollar amount given to the Township is \$16,000 and it is a light winter, would not the Township make money. Mr. Kall stated this is correct. Mr. Kall stated the Road Department prides itself on being as efficient as possible and they have been able to reduce their cleanup efforts from twelve hours to eight hours; and what he is proposing will enhance their cleanup rates even more. He stated they do the main roads first. He stated they will also want to push back on PennDOT to make sure they will do their due diligence as well, and he is confident that they will.

Mr. Stainthorpe moved and Mr. Benedetto seconded that Public Works perform snow and ice control on Dolington Road only and that the State take back the other three roads as recommended by Mr. Kall.

Mr. Benedetto stated while he shares Mr. McLaughlin's concerns, he places a lot of emphasis on Mr. Kall's recommendation and the work that he has done.

Motion carried with Mr. McLaughlin opposed.

## DISCUSSION OF NEW PLAN FOR FIELDSTONE AT LOWER MAKEFIELD

Mr. Garton stated on March 5, 2014 there was a presentation made, and there was approximately six issues that were the subject of discussion. Mr. Garton stated all Board members present at that meeting indicated that they did not want to take the landfill as a Township asset. Mr. Garton stated Mr. Benedetto and Mr. Stainthorpe had indicated that there were too many lots. Mr. Garton stated the Board was not amenable to Zoning relief, but would review Waivers of the Subdivision and Land Development Ordinance on a case-by-case basis. Mr. Garton stated neighbors had asked to be considered for public sewer and public water. Mr. Garton stated there was also a question about only one access point and a question raised by a neighbor about the old house on the property.

Mr. John VanLuvanee, attorney, was present and stated he has represented the Quaker Group with regard to this tract since 1997. He stated there was a prior Plan for forty-nine lots which was the subject of the Appeal which was filed in 2000 and is still pending on this property. He stated in the interim the Township amended the Ordinance to permit a cluster alternative which they feel fits this property nicely. Mr. VanLuvanee stated he was not present at the March 5 meeting but he did review the Minutes of that meeting, and he would agree with Mr. Garton's summary of the issues.

Mr. VanLuvanee stated they are presenting tonight a Plan that was prepared in response to the comments from March 5 keeping in mind the owner's, Quaker, and the developer's, Beazer, objectives and needs with respect to this tract. Mr. VanLuvanee stated he is present tonight representing both the owner and the developer who have decided to work together to try to reach an accommodation that makes sense for all concerned.

Mr. VanLuvanee stated Mr. Reardon and Mr. McKenzie are present this evening as well. He stated the Plan being presented is a Revised Plan with a similar lay out to what the Board saw before. He stated the minimum lot width on the Plan seen in March was 80', and they have increased this to 85'. He stated there were 35 lots on the Plan seen in March, and they have decreased that to 32 lots. He stated the open space has also been increased by approximately one acre to 76% which is far above what the Ordinance requires. He stated they have also more clearly identified the collector road setbacks which are 80' and 100'. He stated the flag lot that was the subject of discussion has been eliminated on this Plan. He stated they have also done a better labeling job on the Type II buffer required along Edgewood Road. He stated they have increased the entrance road cartway to 26' within a 56' right-of-way and put a landscaped island in that entrance to provide separation due to the

fact that it is a single access point so that one side of the access would be an alternative. He stated they still show an emergency access road to the east between Lots #25 and #26.

Mr. VanLuvanee stated they are aware that the Township is looking for a community that is going to have good curb appeal and have value of units that will be consistent with the neighborhood in which it is located. He stated the second and third sheets of the hand out provided show two homes that Beazer is presently building in New Jersey. He stated one is a side-entry unit and the other is a front-entry unit.

Mr. VanLuvanee stated they would like the Board to consider if they would be in favor of allowing an offset by reducing the minimum side yard from 15' to 5' with the understanding that the aggregate would need to be at 25' between houses, and this would give the ability as shown on this Plan to turn most of the lots into lots which could accommodate a side-entry garage as well as a front-entry garage. He stated they could also do the 15' side yards on each side, but what is being shown is an alternative and would provide some additional flexibility with respect to the house types. He stated there are approximately five lots on the Plan that would not accommodate a side-entry garage if the Board were willing to consider this minor change. He stated they would need Zoning relief to accommodate that change, but the Plan could be developed with 15' side yards in accordance with the Ordinance if the Board does not want side-entry garages to be considered. He stated the 32 lots can be done with the 15' side yards, and they would all be front-entry homes.

Mr. Benedetto asked if Beazer's preference would be to have the 5', and Mr. VanLuvanee stated he feels to provide the ability to do side-entry garages would make a better community for all concerned. Mr. Garton stated it will not increase the number of lots, and Mr. VanLuvanee agreed. Mr. VanLuvanee stated all of the lots could be set up with 15' side yards and front-entry garages. He stated he suggested the offset since he has done that in other Municipalities, and they allowed it provided there was a minimum distance between buildings. He stated what they have shown is 25' between buildings which means if you have a 5' side yard on one lot, the adjacent lot would have to have a 20' side yard on that side.

Mr. Benedetto asked the size of the lots, and Mr. VanLuvanee stated the average lot size is 14,925 square feet. He stated the minimum lot they have on this Plan is 12,750 versus the minimum net lot which the Ordinance would permit which is 10,000.

Mr. Benedetto asked why the emergency access is at the location shown since he felt previously it was at the back of the property. It was noted that where it is currently shown is in the general location where the existing driveway is now on the property where there is an existing row of trees.

Mr. Benedetto asked if this is considered a cluster, and Mr. VanLuvanee agreed that it was designed under the Cluster alternative.

Mr. Benedetto stated Ms. Heinz was concerned about a home that was existing on the property, and Mr. VanLuvanee stated they plan to take down that home. Mr. VanLuvanee stated Mr. Casey is having pictures prepared for a presentation package to show the Board the condition of that home. He stated anyone who has gone through it has indicated that there is nothing that can be salvaged.

Mr. Benedetto asked about the water and sewer connections. Mr. Reardon stated they have looked into this, and they can provide a connection to the adjacent properties. Mr. VanLuvanee stated they cannot provide access for gravity, but what Beazer is willing to do is to provide easements to the properties along Edgewood Road with a low-pressure force main so that someone could connect grinder pumps with backflow protectors.

Mr. Benedetto noted the open space, and he asked if there is any plan for anything specific in the open space, and Mr. Reardon stated it was envisioned just to be an open space pocket park. Mr. Benedetto asked if they added the bike path, and Mr. Reardon stated it was on the previous Plan although it was not as prominent. Mr. Benedetto noted the center of the cul-de-sac on the far left, and Mr. Reardon stated this is a landscaped island.

Mr. VanLuvanee stated with regard to Subdivision and Land Development Waivers, they have already identified two that they feel are needed. One is with respect to the loop road on the east side; and if it is called a cul-de-sac, they would exceed the length permitted, and if it is called a loop street, they would need a Waiver on the road radius. He stated if they use the emergency access there is also a provision in the Subdivision and Land Development Ordinance that suggests that if there are more than twenty-five lots you need two access points.

Mr. Garton asked the status of public water. Mr. Reardon stated it is available. Mr. Garton asked how close it is to the existing residents. A gentleman in the audience indicated that water is available, and the problem was the sewer.

Mr. Benedetto noted the landfill area which is close to Lot #18, and Mr. Reardon stated it does go to the back but there is no encroachment into the lot.

Mr. McLaughlin asked what is in the landfill area and what will be the remediation. Mr. Reardon stated it is construction debris, and the remediation will be a cap. Mr. VanLuvanee stated there was extensive environmental testing of the area when the 1998 Plan was pending. He stated in reviewing past Minutes, he feels everyone became satisfied that it was in fact construction debris; and there were no environmental issues resulting from the fill.

Mr. Stainthorpe asked if it is still the intention to have a Homeowners Association take ownership of the open space, and Mr. VanLuvanee stated the Township has indicated that they do not want it so there will have to be a planned community of some type.

Mr. Stainthorpe stated he feels they have addressed the Township's concerns. He stated in terms of relief needed for the cul-de-sac, he feels they should leave this to the Fire Department.

Mr. VanLuvanee asked for the Board's sense with regard to the offset for the side yards, and Mr. Stainthorpe stated he agrees with this and feels it makes sense as in general consumers prefer the side entry garage. Ms. Tyler stated while she agrees with this, she feels this could be solved without relief from the Board by eliminating lots. Mr. VanLuvanee stated this is not an option, and they would then go back to the front-entry garages. Mr. Garton stated Mr. VanLuvanee has indicated that this was just a design option, but for economic reasons they need the number of lots they have proposed to make the project work. Mr. VanLuvanee stated there is a lot of expense involved in capping the landfill. Mr. Stainthorpe stated if they were proposing a 5' setback by itself, he would not be in favor of this; however, they are indicating that the aggregate will be 25' which he feels is fine. Mr. VanLuvanee stated if the Board is not in favor of their proposal, they will go back to all front-entry garages. Mr. McLaughlin stated he would prefer side-entry garages. Mr. VanLuvanee stated with the side-entry garages, they would require a minimum 25' between the houses so that if one house has 5' on the side, they would be required to have 20' for the house on the other side.

Mr. Benedetto asked about the impervious surface, and Mr. VanLuvanee stated the maximum allowed is 35%, and this Plan shows 29.8%.

Mr. VanLuvanee stated the prior Township engineer, Mr. Majewski, had reviewed the Site Capacity Calculations and indicated that no matter which option was utilized, thirty-five units would be permitted; however, they have eliminated three lots based on the comments previously made by the Board of Supervisors.

Mr. McLaughlin and Mr. Dobson stated they were in favor of the Plan proposed.

Mr. Benedetto stated while he is interested in hearing comments from the residents, he does feel that the developer listened to their concerns; and this is a step in the right direction.

Mr. Tom Tettermer, 1343 Edgewood Road, noted his property on the Plan and asked about the costs to the homeowners connect to the sewers. Mr. VanLuvanee stated they could provide two easements – one out through the cul-de-sac and another at the property line where they could run a low-pressure force main that someone with a grinder pump could connect into so that they would not have to dig twenty feet deep. Mr. Stainthorpe stated the cost to connect would be borne by the homeowners; but if the Plan is approved, the developer will bring in the main. He stated as with any property, the cost to connect would be borne by the homeowner. Mr. Tettermer stated he understands that it would be at his cost to connect from the house to the street. Mr. Tettermer asked who would maintain the pump, and Mr. Garton stated each resident would have their own grinder pump, and the homeowners would have the obligation to maintain their own pump. He stated the other option would be that they do not get public sewer.

Mr. Benedetto asked Mr. Tettermer his feelings about the development apart from the sewer issue, and Mr. Tettermer stated he feels it has to happen. He stated the only way to update his property is to have this development come in so that he can hook up. He stated the Township isolated them when they approved everything else in the Township. He stated there is a force main down the street, and the closest connection is on the other side of Whitehall Drive; and to open the road up, it would cost approximately \$100,000.

Mr. Scott Stebbins, 1337 Edgewood Road, stated he is an adjoining neighbor; and when Yardley Hunt was created there was a force main running down Edgewood Road. He stated he purchased his home a few years ago, and all the houses in his area had failing septic systems which were never addressed. Mr. Stebbins stated he feels this should have been addressed when Yardley Hunt was developed. He stated he bought his house on the premise that they were going to have it hooked up. He stated he has no problem with the Plan, and his only concern is with the change in elevation at the entrance as it goes down the hill toward the Railroad.

Mr. Benedetto stated there are elevations on the Plan, and it does not seem that the elevations on that side are impacted. Mr. VanLuvanee stated he feels this was part of the discussion as to why they picked the access point they did.

Mr. Tettermer stated on a previous Plan there was the availability to hook up the existing residents at the corner. Mr. Stainthorpe stated they have indicated that this is still an option. Mr. VanLuvanee stated they cannot provide a gravity collection system. Mr. Tettermer stated there was Plan in place previously before 1997.

Mr. Stebbins stated he will not need an easement since he is on the corner but others will need the easement. Mr. VanLuvanee stated this is why they were proposing to keep one of the alternatives within the right-of-way so that it would be a simple matter to extend the pressure force main and obviate the need to acquire easements.

Mr. Fred Childs, 1345 Lexington Drive, stated he backs onto Edgewood Road. He stated the developer indicated the minimum lot width had been increased to 85'; and he asked for the typical depth on the lot. Mr. Reardon stated it would be at least 150' to 160' in depth. Mr. Childs asked the typical square footage of the homes, and Mr. Eric Schrock from Beazer Homes stated they will be approximately 3,000 square feet. Mr. Childs stated Yardley Hunt has been there for over thirty years and it represents the residential characteristics of the neighborhood which are smaller homes on larger lots, and what is being proposed are larger homes on smaller lots which they will attempt to sell for \$500,000. He stated these new homes will be adjacent to properties that are completely different, and the cluster development is completely different from the nature of the area. Mr. Childs asked if one of the existing residents wanted to expand their homes so that the aggregate between their home and the next one was a combination of 5' less than what the Code calls for, would this be permitted. He asked if this will set a precedent. Mr. VanLuvanee showed the aerial view which shows the Yardley Hunt houses across the street, and the proposed developed will not look significantly different. He also noted that the proposed homes are set back quite a bit further from the road.

Mr. Benedetto noted that previously 35 homes were proposed, and now they are proposing 32 homes. He asked if the lot sizes have increased, and Mr. VanLuvanee stated as he previously noted there was a 80' foot minimum lot width, and now they are at 85'.

Mr. Garton stated the prior to the meeting, the Board met in Executive Session for fifteen minutes to discuss Zoning Hearing Board matters.

#### APPROVAL OF EXTENSION REQUESTS FOR FIELDSTONE AT LOWER MAKEFIELD AND CAPSTONE TERRACE

Mr. Stainthorpe moved, Mr. McLaughlin seconded and it was unanimously carried to approve the Extension for fieldstone at lower Makefield to December 26, 2014.

Mr. Stainthorpe moved, Mr. McLaughlin seconded and it was unanimously carried to approve the Extension for Capstone Terrace to December 31, 2014.

#### ZONING HEARING BOARD MATTERS

With regard to the Margaret and Daniel Nolan Variance request for the property located at 11 Glenolden Road in order to permit construction of additions/garage resulting in greater than permitted impervious surface and increase non-conforming side yard setback, it was agreed to leave the matter to the Zoning Hearing Board.

With regard to the Chinmaya Mission Tri-State Center Special Exception and Variance request for the property located at 905 Big Oak Road in order to reestablish the use of the premises as a place of worship, Mr. McLaughlin moved, Ms. Tyler seconded and it was unanimously carried that the Township be in support of this Application.

#### SUPERVISORS REPORTS

Mr. Stainthorpe stated this month the Park & Rec Board held their Road Tour in place of their regular meeting. He stated there had been some talk that the ball fields were not being developed properly, and this is incorrect; and while there are some construction issues, there is a punch list and there is sufficient time for those issues to be corrected by the contractor. Mr. Stainthorpe stated they also visited the All-Inclusive Playground which is progressing nicely.

#### REAPPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Stainthorpe moved, Mr. McLaughlin seconded and it was unanimously carried to re-appoint the following:

Ethan Shiller –	Citizens Budget Commission
Richard Davino –	Citizens Traffic Committee
Virginia Torbert –	Citizens Traffic Committee
Arthur Cohn –	Citizens Traffic Committee
Patricia O'Donnell –	Disabled Persons Advisory Board
Megan Dorko –	Disabled Persons Advisory Board
Paul Roden –	Environmental Advisory Council
Lisa Gage –	Electronic Media Advisory Committee
Michael Blank –	Farmland Preservation
Richard Eisner –	Golf Committee
Helen Bosley –	Golf Committee
Robert Innis –	Historic Commission
David Malinowski –	Park and Recreation
Andrew Newbon –	Park and Recreation

#### APPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Stainthorpe moved, Mr. McLaughlin seconded and it was unanimously carried to appoint Mary Mansfield and Barbara L. Williams as Alternates to the Disabled Persons Advisory Board.

Mr. Stainthorpe moved and Mr. McLaughlin seconded to appoint Andy Strock to the Golf Committee. Motion carried with Mr. Benedetto abstained.

Mr. Stainthorpe moved, Ms. Tyler seconded and it was unanimously carried to appoint John Kingham to the Electrical Reliability Committee.

Ms. Tyler stated they are still looking to fill some vacancies for various Board including the Planning Commission, and she asked those interested in serving to contact the Township Manager.

#### POLICE DEPARTMENT PROMOTIONS

Chief Coluzzi reported that Brian Golder scored first for the position of Patrol Sergeant, and Kurt Bradley scored first for the position of Patrol Corporal, and he asked the Board to approve these promotions to take effect sometime in August of this year.

Mr. McLaughlin moved, Mr. Stainthorpe seconded and it was unanimously carried to approve these promotions.

There being no further business, Mr. Stainthorpe moved, Mr. Benedetto seconded and it was unanimously carried to adjourn the meeting at 10:15 p.m.

Respectfully Submitted,

Pete Stainthorpe, Secretary

