

TOWNSHIP OF LOWER MAKEFIELD  
PLANNING COMMISSION  
MINUTES – FEBRUARY 23, 2015

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on February 23, 2015. Chairman Pazdera called the meeting to order at 7:30 p.m.

Those present:

Planning Commission:      John Pazdera, Chairman  
   John Tracey, Secretary  
   William Clark, Member  
   Karen Friedman, Member

Others:                              Steve Ware, Keystone Municipal Services

Absent:                              Dean Dickson, Planning Commission Vice Chairman  
   Dobby Dobson, Supervisor Liaison

DISCUSSION OF COMPREHENSIVE MASTER PLAN UPDATE FINAL TEXT

Ms. Lisa Wolff and Ms. Gail Friedman from the Bucks County Planning Commission were present.

Mr. Clark stated he did not see much in the document with regard to EHSSQ Safety and Security, and he feels there should be something about security that is in place in the Township. He stated he is concerned about terrorists that could come into the Township. He stated there is a good surveillance system in the Township for those coming into the Township that look like they might not belong. Mr. Ware stated following the last meeting he did look into the Plans in place, and Mr. Fedorchak stated he feels they are covered. Ms. Wolff stated the Chief did review the document and was satisfied.

Ms. Karen Friedman noted Table 24 on Page 73 where they had previously added "due to an act of terrorism" and asked if this reads a little extreme. She asked if they should change this to "willful destruction." After discussion it was agreed to add the words, "and willful destruction" after the words "act of terrorism."

Ms. Karen Friedman noted Page 65 and stated under "Future Needs" for the Ambulance it is still discussing things that have already been done. Ms. Wolff stated she realized this today, and they will push this information up further in the document.

Mr. Clark stated he met with the Ambulance and Rescue Squad last week and advised them that they need to update their Web page. He stated he also reviewed their Budget, and they are in a much better condition than they were in 2012.

Ms. Wolff stated the Park & Recreation Board did ask that they add a reference to tennis courts at Memorial Park, and she realized today that she did not make this change, and she will add this to Page 79. She stated this change will also need to be made on Page 86.

Mr. Pazdera asked if they will keep 2014 on the cover page since it is now 2015, and it was agreed to change it to 2015.

Ms. Wolff stated in January there was a question regarding the capacity of the sewers, and she did contact Kevin Kall who recommended she speak to the Township solicitor about this. Ms. Wolff stated she spoke to John Koopman and at his suggestion, the final paragraph on Page 58 has been included.

Mr. Pazdera stated they were going to discuss where the maps should be located, and he feels they should go in the document where they are appropriate versus putting them all in the back. Mr. Ware asked what would happen if a map applied to more than one category, and he noted Public Facilities, Recreation, and Open Space. Ms. Gail Friedman stated they could cross reference this adding they are close to each other in the document. It was noted this only applies to Map #7. Mr. Ware stated they would also have to revise the Table of Contents.

Mr. Dwyer stated he appreciates the effort they have put into this. He stated he is most interested in the O/R District since his client owns Floral Vale and the Lower Makefield Corporation Center where the vacancy rates are high. He stated he would like there to be consideration to allow the O/R District to include other uses, and he could speak to the Board of Supervisors about this at some point.

Mr. Ware stated there is a process to be followed with the adoption of the Master Plan that includes the School District and the adjacent Municipalities.

Ms. Wolff provided this evening a hand out describing the steps for adoption. She stated the first step is that the Planning Commission must hold at least one public meeting to review and accept comments on the document before forwarding it to the Board of Supervisors. Ms. Wolff stated she feels that since the Planning Commission's meeting has been advertised, this would count as the public meeting; although she recommended checking this with the Township solicitor. She stated she understands that when it gets to the Board of Supervisors that is when they advertise it as a Public Hearing, and Mr. Ware agreed stated what the Planning Commission is having is a public meeting and not a Public Hearing.

Ms. Friedman stated the Planning Commission did not have a document to give the public to read. Mr. Ware asked if the Final Draft should go on the Website, and Ms. Wolff suggested they check with the solicitor on this. Mr. Clark stated he does not feel they want a document to go out for the public to read if the Supervisors are not in agreement with it.

Ms. Wolff stated the document then needs to be sent to the contiguous Municipalities and the local School District. She stated even though she has been working with the Township on this, it still needs to be sent to the Bucks County Planning Commission for them to issue a formal review. She stated comments from those bodies need to be made within forty-five days of receipt of the document.

Ms. Wolff stated the Board of Supervisors must then hold at least one Public Hearing that must be advertised, and the MPC provides time limits on this. She stated any comments from the Municipalities, the School District, and the Bucks County Planning Commission would be considered at that time. She stated if the document is revised considerably after the Public Hearing, you are required to go through the process again. She stated adoption of the document would be by Resolution by the Board of Supervisors.

Mr. Ware stated with regard to the forty-five day review period by the School District, Municipalities, and the Bucks County Planning Commission, if you do not receive comments after forty-five days, you can proceed.

Mr. Clark stated he has been approached by people in the real estate business about this Plan; however, he told them he did not have jurisdiction to comment on it. He stated they are most interested in Zoning. Mr. Ware stated he can make a copy of the document available at the Township Building.

Mr. Pazdera suggested that Ms. Wolff and Ms. Gail Friedman make the final changes, and the Planning Commission will put it back on the Agenda in two weeks.

Mr. Ware stated the School District will also be present at that meeting to discuss the Middle School Campus Plan and modifications.

Mr. Ware asked that the Planning Commission provide him with any additional comments they have about the Master Plan, and he will forward them to the Bucks County Planning Commission.

Ms. Karen Friedman thanked Ms. Wolff and Ms. Gail Friedman for their hard work and patience.

OTHER BUSINESS

Mr. Pazdera stated he received an e-mail from Ms. Tyler that the Township is updating the Website, and she has asked that the Planning Commission look at the section on the Web that deals with the Planning Commission and make any recommendations for change. He asked that the Planning Commission look at this between now and the next meeting.

Ms. Karen Friedman stated she attended the Communications meeting recently held at the Township, and at that meeting she recommended that they televise some of the more important meetings that the public might be interested in.

There being no further business, Mr. Clark moved, Ms. Friedman seconded and it was unanimously carried to adjourn the meeting at 8:10 p.m.

Respectfully Submitted,

John Tracey, Secretary