

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – JANUARY 18, 2017

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on January 18, 2017. Ms. Tyler called the meeting to order at 7:30 p.m.

Those present:

Board of Supervisors: Kristin Tyler, Chair
David Fritchey, Vice Chair
John B. Lewis, Secretary
Judi Reiss, Treasurer
Jeff Benedetto, Supervisor

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

PUBLIC COMMENT

Mr. Harold Kupersmit, 612 B. Wren Song Road, discussed the high cost of health care for employees in the Pennsbury School District and agreed to provide information to the Board of Supervisors about his proposal to save money with regard to these costs.

Mr. Mark Paroly, 221 Grant Way, thanked the Board of Supervisors and Mr. Fedorchak for getting Toll Bros. to move forward on a subject that the residents were not able to get them to move on for two years which was problems with pink and black residue that has appeared in some homes in the Regency at Yardley Development. Mr. Paroly stated they want to make sure the testing company Toll Bros. chooses is qualified and how they will be testing. Mr. Fedorchak stated the Township plans to periodically check back with Toll Bros.; and when he last talked with one of their representatives, they had not yet selected a company although they were close to picking the company they wanted to work with. Mr. Fedorchak stated they will keep the Township advised, and Mr. Fedorchak stated any information he receives he will pass on to his contact at Regency.

Mr. Paroly asked if there is anything that can be done about having a Quiet Zone at the Middletown Township Railroad crossing at Big Oak and Township Line Road. Mr. Eisold stated early on the project they looked at the possibility of doing that;

however, because of the road configuration and other factors, it was felt that would not be possible for a Quiet Zone. He stated the road comes in right at the intersection, and it created a difficult situation which would be a very costly situation.

Mr. Paroly stated at the last Board meeting the emergency road access between Regency at Yardley and Matrix Phase III was discussed, and it had been noted that it would only be for emergency vehicles; and he asked the necessity for the road. He stated there two entrance/exits from Regency, and there will be two from the new proposed Phase III. He added he understands that the Fire Department has purchased a smaller vehicle because of the narrower roads they have in their development, and he does not know how larger vehicles would be able to access parts of their development. Chief Coluzzi stated it is not always a question of access; and when there is an occurrence in a development like this, you need this emergency access to be able to position various pieces of equipment so that there is stand-by equipment available if needed. Mr. Paroly asked how they are going to prevent other vehicles from using this emergency road, and Mr. Eisold stated usually there is some kind of a chain which is a break-away chain or some kind of combination that the emergency services are tied into. He stated there would not be access for other vehicles to drive through there.

Mr. George Baxter, 208 Arborlea Avenue, stated Elcon has basically disappeared; and he is hopeful that they have decided to move their facility elsewhere. He stated they will remain vigilant. Ms. Tyler stated the Township could check in with DEP to see if they know anything further with regard to the Phase II. Mr. Baxter stated last year the DEP reached out to Elcon, and Elcon did not respond to them. Ms. Tyler asked Mr. Fedorchak to contact DEP and ask that if there is any activity with regard to Elcon, that the Township be notified immediately. Mr. Baxter announced there is a five minute trailer on their Website stopElcon.com previewing a sixty-minute documentary they are putting together on pollution, air quality, and trash issues.

Mr. George Rifkin, 195 Garfield, Regency at Yardley, stated he heard a rumor that there will be a Dunkin' Donuts going up at the intersection between Big Oak and Oxford Valley Roads. Ms. Tyler stated a developer did come in to the Township with a Sketch Plan. Mr. Truelove stated nothing formal has been presented on this. Mr. Paroly stated he came to the Township office two weeks ago, and there is a blue print for a Dunkin' Donuts and a Day Care. Mr. Eisold stated there was a Sketch Plan submitted for this, but nothing formal has been presented. He stated the next step would be the submission of a formal Preliminary Plan that would go to the Planning Commission and other review Boards before coming to the Board of Supervisors.

Mr. Walter Madden, 104 W. College Avenue, asked about the increased traffic at the Airport with the addition of Allegiant Airlines as he has noted a marked increase in traffic over his area. Ms. Tyler stated there is a group called BRRAM that has been involved with concerns about traffic from the Trenton-Mercer Airport for decades. She stated they asked the Township to take a more proactive role; and the Township is in the process of forming a Trenton-Mercer Airport Committee, and Mr. Benedetto will be the Supervisor Liaison to that Committee. Ms. Tyler stated they are trying to take a broad-based approach to see how they can get representation in New Jersey and present some options for alternative flight patterns. She stated the Township Manager has communicated with Trenton-Mercer that if there are any steps taken forward at the Airport, that the Township should be notified. Ms. Tyler stated once Mr. Benedetto has established the monthly meeting dates for the new Committee, that meeting, as are all Committee meetings, will be open to public participation.

Ms. Sue Herman asked if the Board of Supervisors received written confirmation from Urban Engineers that they received the letter sent by the Board of Supervisors about the Trenton-Mercer Airport, and Mr. Truelove stated he believes they did. Mr. Truelove stated the Township is also to be notified when meetings/Hearings take place. Ms. Herman asked for a copy of the written confirmation of receipt of the Township's letter, and Mr. Truelove asked Ms. Herman to send him an e-mail so he can provide it to her. Ms. Herman stated Residents for Regional Traffic Solutions were disappointed that they did not receive confirmation from them that they received their letter of written comments.

APPROVAL OF MINUTES

Mr. Lewis moved, Mr. Fritchey seconded and it was unanimously carried to approve the Minutes of December 21, 2016 and January 3, 2017 as written.

APPROVAL OF JANUARY 3, 2017 WARRANT LIST AND DECEMBER, 2016 PAYROLL

Ms. Reiss moved, Mr. Fritchey seconded and it was unanimously carried to approve the January 3, 2017 Warrant List and December, 2016 Payroll as attached to the Minutes.

DISCUSSION OF THE BIBLE FELLOWSHIP PROPOSAL TO ACQUIRE TOWNSHIP PROPERTY ALONG OXFORD VALLEY ROAD

Pastor Bob Travis, 506 American Drive, Lead Pastor of Bible Fellowship, was present with Mr. Jim Potoka, 2065 Silverwood Drive, and Mr. Greg Styers, engineer with Styers Associates.

Pastor Travis stated they had previous discussions with the Township about this same issue some years ago which was Tabled. He stated when they discussed this with their Church members, one of the possibilities they discussed was moving the Church; but the Church family wanted to remain in this community as they value the community, and they want to make this a community-friendly proposal. He stated over the last ten years their Church has been experiencing growth from year to year; and for the size of the Church they are now, the parking lot is very limited. He stated in recent years, they have been parking at Edgewood Elementary School; but they are now starting to fill the School parking lot. He stated they run two shuttle buses from that parking lot to the Church. Pastor Travis stated some of the cars are now going out into the neighborhood which is not an ideal situation, and they are looking to relieve the parking situation.

Pastor Travis stated they have an average attendance of approximately 775 individuals which includes approximately 600 adults on a Sunday morning. He stated there are approximately 1000 individuals who consider Bible Fellowship their Church home, and approximately one third of those are Lower Makefield residents. He stated they also draw from Newtown, Langhorne, and Levittown. Pastor Travis stated they want to work closely with the Township to develop a proposal that will help the Church and the community as well.

Pastor Travis showed a picture of the existing Church including the four portable classrooms. He stated currently they have 170 parking spaces on their property. He stated the drawing does not show the construction of an addition which is taking place right now. Pastor Travis stated the colored area on the drawing is the property that the Church owns. He stated Bible Fellowship already has approval from Lower Makefield for Phases I and II, and he showed a Plan showing the current building and what has been approved. He stated they have not proceeded with Phase II yet, adding that would be the location where the temporary classrooms are located currently.

Pastor Travis showed a picture of the land that is under discussion which is owned by the Township. He stated those in the community indicated they were concerned about what the property would look like from the road. He stated there is a 100' wide buffer of trees along the length of Oxford Valley Road. He stated to the far right running parallel to the Railroad tracks, there is a 50' buffer, and they would propose

that there be an access way along the Railroad tracks to provide access for people who are walking to get through to reach the area the Township owns by the Library and the Pool. He stated on the Church's property currently there is a walking path which runs the length of the area he showed on the Plan, and they would propose to run that all the way down to the far end of the property down to where the Railroad tracks are.

Pastor Travis showed an aerial view showing the Church property and the land Lower Makefield owns. He stated the Church currently has 11.5 acres, and the area they are discussing is 8.84 acres of the Township property. A number of pictures of the area were shown. Pastor Travis stated part of the Township-owned land that is under discussion is a silt area from when Silver Lake was dredged. He stated this is an open area without trees; and this is the area where, if the Church were to acquire the property, they would propose to put in the parking lot. He showed pictures of the silt area.

Pastor Travis showed a picture of what they would anticipate doing with the property if they were to own it. He stated they want to have minimal disturbance of trees. He showed on the Plan the drive that would take you from the Church property lot into the new proposed parking area. He stated the 100' stretch along Oxford Valley Road would be left treed. He stated there are a lot of downed trees in the area, and they would be very open to replanting evergreens so that there would be more color throughout the year. He stated the parking footprint would sit where the silt area is located and would add approximately 120 parking spaces to the 170 they currently have.

Pastor Travis stated if they were to build Phase II it would give them an Auditorium which would seat approximately 800 people which would be the maximum that they would be able to have on this property. He stated they currently seat approximately 500. He stated they need to have a three to one ratio for parking and that is why the parking would be needed for the Church.

Ms. Reiss asked if this additional parking will be adequate if they build Phase II. Pastor Travis stated they would meet the Code requirements for parking.

Mr. Fritchey asked the elevation difference between Oxford Road and the area where the silt pile is where they would like to locate the parking lot. Mr. Styers stated from the Church to the Railroad crossing it does grade down. He stated the area of the silt pile is relatively level, but it then continues down to a wetland area which is further away from the road close to the Railroad tracks. Mr. Styers stated the area where the silt pile is down approximately five to six feet from the road. Mr. Fritchey stated the trees would be higher than the roofs of the cars, and Mr. Styers agreed.

Mr. Styers stated there is also a little bit of a berm as well along Oxford Valley Road; and the berm gets a little bit bigger as you come down the hill, and if you were to come up the hill, it disappears once you get to the Church itself.

Pastor Travis showed a Plan they would prefer not to proceed with for parking. He stated they own a field that is used as an athletic field which runs along Oxford Valley Road. He stated this is the only property they have which they could pave over at this time. He stated there are wetlands behind that Church that run across the back so they can not develop back there. Pastor Travis stated they would prefer not to have to pave the athletic field because it is very visible from the road and very close to the road so that there would not be enough space for them to put in a buffer of trees. He stated the field is used by the Church and the community. Mr. Benedetto asked the acreage of this area, and Pastor Travis stated it is approximately three quarters of an acre.

Pastor Travis stated they have no desire to become a big “mega-Church;” but God is bringing people and families to the Church on Sunday mornings and throughout the week. He stated on Wednesday nights they have approximately 200 Elementary School children coming to the Church. He stated they also have numerous support group ministries. He stated many people from the community are coming in and lives are being changed through this ministry.

Ms. Reiss expressed her concern for the animals in the area they are discussing since the area sustains abundant wildlife and native plants. She stated the grass that is covering the silt pile is a nesting area. She stated the area also absorbs water very slowly, and they need to be careful so that there is not flooding as there has been in the past nearby this area. Ms. Reiss stated the Township is spending a lot of money trying to protect open space. She stated she would like to help the Church and asked if they could not use the Edgewood athletic fields. She also stated since they have the shuttles, they could also use the Township parking spaces and the Library spaces.

Mr. Potoka stated the Township owns approximately twenty-six acres in the area, and they would only pave one acre for the parking so there would still be acreage for the animals. He stated with regard to flooding concerns, there would be a retention basin for the parking; and there is also the potential of using pervious paving.

Mr. Fritchey stated they indicated that they would purchase 8.8 acres, but they would only construct on one acre. Mr. Fritchey asked if they would propose to use pervious paving blocks, and Mr. Potoka stated they could also use pervious blacktop. Mr. Fritchey stated the area they would pave would be the silt pile that was built up when Silver Lake was dredged.

Ms. Tyler stated they anticipate that the parking lot they need will cover approximately one acre, and Mr. Potoka stated they would like to build 120 slots so that would be approximately one acre. He stated this would allow the Church to build the new Sanctuary and satisfy the Code for parking. He stated with regard to shuttling from the Township Building/Library, the Township Code requires them to provide a certain amount of parking related to the seating in their auditorium so they would have to build a certain amount of parking to meet Township Code. He stated they will follow the Township Tree Ordinance; and if any lighting is required, they would meet that Ordinance as well.

Pastor Travis stated they do not have plans to build Phase II at this time even though it is an approved Plan. He stated currently the portable classrooms are sitting on that space. He stated currently they are planning to move to a third service on Sunday mornings although this does not really help the parking situation since many people are there for two services.

Mr. Fritchey stated it does not seem that they would need to cut down trees other than for the access road, and Mr. Potoka stated for is true for the most part. Mr. Fritchey asked the length of the access road, and Mr. Potoka stated it would be approximately 100'. Mr. Fritchey asked what they would do with the rest of the trees on the property they would be purchasing, and Pastor Travis stated they want to keep as many of the trees as they can. Mr. Fritchey stated they also indicated that would be willing to clear out the dead fall; however, if the consensus was that the Township would rather leave the dead fall, he assumes they would not be adverse to leaving it there. Mr. Potoka stated they would like to make the bike path look similar to what it looks like on Woodside Road where it meanders through the trees, and they do not want to take all the trees down to put in a bike path. He stated in addition to the buffer of 100', there is also 34' more from the center of the street back across the bike path.

Ms. Tyler asked if they need only one acre for the parking lot, why are they requesting 8.8 acres. Mr. Styers stated in the front it is 100', and in the back there is a wetlands that takes up almost one third of the 8.8 acres so it is more of a lot line configuration to keep the lot lines clean. He stated basically all they have to work with is the silt pile and a small area across to connect because of all the constraints associated with the Ordinances. He stated they would have approximately two acres for the parking lot and any related stormwater management. He stated while they would be buying 8.8 acres, they would be preserving approximately 6.5 acres.

Mr. Lewis stated if they are looking for 8.4 acres and the Township's parcel is 29 acres, they would need to have a Subdivision. Mr. Lewis stated it would also need to be Bid out and not just sold to the Church since under the Second Class Township Code, it is required to be Bid out. Mr. Lewis stated if the Supervisors decide to

subdivide the parcel, they would have to complete that and then have a Bidding process where anyone could bid on that land. He stated he understands that it is currently Zoned R-2, and someone may be interested in purchasing it for multi-family housing; and the Board of Supervisors would be required to review all Bids and that may be placing the Church in a position where they would have to make sure they were the highest Bidder.

Ms. Tyler asked what would be permitted in R-2, and Mr. Fedorchak stated multi-family would be permitted on a limited basis. Ms. Tyler asked Mr. Truelove to explain what the risks would be for the Township if they were to Bid out the sale of this property. Mr. Truelove stated the Bid process would be required; and the Township could accept the highest Bid or reject all Bids. Mr. Truelove stated an Appraisal would have to be done and a survey would be required. Mr. Truelove stated he has researched the history of this property, and to his knowledge it is not designated as Township open space.

Mr. Lewis stated this same matter came before the Board of Supervisors in 2012 and it had gone first to the Planning Commission for review at that time. Mr. Lewis asked if the Planning Commission is aware of this most recent request; and Ms. Tyler stated this is only an informal meeting this evening, and no formal Application has been made. Mr. Lewis stated in 2012 when it was reviewed by the Planning Commission, they unanimously opposed it at that time. He stated the composition of the Planning Commission has since changed; however, the former Vice Chair of the Planning Commission at that time had indicated that they had significant concerns about safety issues related to the Railroad trestle situation and the additional traffic that would be created. Mr. Lewis stated a Traffic Study was not done in 2012, and he feels the Board would want to explore that this time. Mr. Fritchey asked what their concerns were with the Railroad trestle since that would be a dangerous situation whether or not there was a parking lot there, and Mr. Lewis stated it would bring in more traffic closer to the trestle than is there currently.

Ms. Tyler asked if it would make sense to have a gravel lot or something that would be less environmentally impactful rather than paving. Pastor Travis stated he was a Pastor at another Church where they had a gravel lot, and it caused problems for people coming in dress shoes and the snow and ice were difficult to remove so it was a safety issue as well. Ms. Reiss suggested the use of pervious blocks, and Mr. Potoka stated they have some spots like that now.

Ms. Tyler asked Mr. Truelove if the Township were inclined to proceed with the Subdivision and Appraisal process are these costs that could be recovered off the sale or would the sale simply be based on the Appraisal, and Mr. Truelove stated he would have to look into that.

Ms. Tyler asked the Church representatives if there is land they presently own that might be subject to a land swap with the Township, and she also asked how that would impact their proposal. Mr. Potoka showed an area of four acres which they could swap. Mr. Fritchey asked if that area is currently wooded, and Mr. Potoka stated it is wooded and it joins the Township property. Mr. Fritchey stated if they were to do a swap, they would propose to swap the Township a wooded area for a silt pile, and Mr. Potoka agreed.

Ms. Tyler stated with regard to preserved land in Lower Makefield Township, the only way to insure it would be permanently preserved would be if there were two Parties to an agreement similar to what they did with Patterson Farm and the Guzikowski Farm. She stated the current Board could call a certain portion of land preserved open space; however, a future Board could decide it was no longer preserved open space.

Mr. Potoka asked if the property were Subdivided could it be pending a sale rather than actually Subdividing it, and Mr. Truelove stated he feels it could not since they have to have an identifiable property subject to the appraisal. Mr. Truelove also stated while the land swap concept is attractive, he feels it would still require two transactions as there is no authority for circumventing the requirements of the Code. Mr. Benedetto asked if it would still have to be Bid it out if it were to be a land swap; and Mr. Truelove you would still have to Bid the sale out. Mr. Travis stated if there was to be a land swap, he feels there would still be additional acreage that the Church would need from the Township especially if they were to maintain the 100' buffer from the road. Mr. Truelove stated it would be different parcels of different sizes. Mr. Travis stated he has heard a lot of concerns from the neighbors about the look from the road and the tree line, and he asked if they went out to Bid would the Township be able to put in a requirement that there is a minimum 100' buffer required. Mr. Truelove stated he is not sure that they could be that specific, but it would be part of the Land Development process. He stated they cannot be too specific in terms of the Bid so that it looks like it was directed in one place as that would be problematic from a legal perspective. He stated if this is the direction the Board wants to go, he would look into this further. Pastor Travis stated he does not feel a land swap would mitigate the risk that someone else could outbid them, and Mr. Truelove agreed. Mr. Fritchey stated he is not aware that any developers are anxiously looking to have a housing development along the Railroad tracks.

Mr. Fritchey stated they have indicated they would have approximately 800 to 1,000 congregants by the time they would do Phase II. Mr. Travis stated they have only a twelve-year approval remaining on the portable classrooms so that they would have to substitute those with some kind of facility. Mr. Fritchey stated he understands that they are currently doing an expansion of the Church, and he asked how many congregants will be accommodated by this expansion. Mr. Potoka stated

it would expand the seating in Sanctuary from 400 to 500; however, he added that most of the expansion is for infrastructure such as Pastors offices as there are six Pastors in their Church, an additional Sunday School room, conference room, a new enlarged foyer, kitchen and a café. He stated this expansion taking place now is not Phase II, it is Phase IA. He stated the Phase II Sanctuary will seat approximately 750 to 800 people. Mr. Fritchey asked how many parking spaces they feel they should appropriately have for the expansion to the conclusion of Phase IA, and Mr. Potoka stated they are already still at the Code requirements as 170 parking spaces allows for a Sanctuary of 510. He stated while they are compliant with the Code, they still have to park cars up at Edgewood School.

Ms. Tyler asked if they were able to reach an Agreement of Sale, would the Church be prepared to forego any other development rights but for the parking lot on the Township property under discussion. Ms. Tyler asked Mr. Truelove if they could make that representation a Condition of Sale, and Mr. Truelove stated they could impose a separate Conservation Easement on the remaining parcel that is owned by the Township. Pastor Travis stated they would be very open to discussing things like that. He stated the only other kind of development they have talked about is adding a playground to the property. Ms. Tyler asked the Church representatives if they would allow public access to the proposed Township purchased land other than the parking lot, and Pastor Travis stated they would.

Mr. Ed Gavin, 904 Sensor Road, stated his home is adjacent to the Bible Fellowship Church. He stated he has lived there thirty-seven years and has attended several meetings for proposals about this property. He stated he is opposed to the proposal because of the scale of the Church at this location and the disturbance of open forested land that the Township now owns. He stated he finds it difficult to speak in opposition to a Church. He stated he was at the Planning Commission meeting when they were going through the process of the addition which is now under construction. He stated at that meeting it was approved with a Variance for parking to allow parking within 10' of the Church which he felt was not safe. He stated he appeared at a meeting subsequent to that and asked if the parking was not too close to the exit door for a fire, and Mr. Eisold looked at this and it was corrected. Mr. Gavin stated at the first meeting regarding the initial Church construction many people were concerned that there was going to be a big Church on this little street in their neighborhood. Mr. Gavin stated more recently in 2015 at a Planning Commission he and Pastor Travis spoke at length after the meeting about the parking situation; and he asked the Pastor specifically if he needed additional parking, and he was advised that they did not. Mr. Gavin stated he had also asked about plans to buy Township land for parking, and he was advised that they would not. Mr. Gavin stated the subject came up at the Board of Supervisors meeting for Final Approval for the expansion plan, and he stated there were no questions except by Mr. Dresser of the EAC who asked about the parking as three years previously

they had proposed a large parking lot that would have required them to buy Township property. Mr. Gavin stated Mr. Garton, who was the Township solicitor at that time, indicated that did not have anything to do with the Application. Mr. Gavin stated Mr. Marshall was the Church's attorney; and he had indicated that the parking requirements under the Ordinance were based on seats, and the parking they proposed for 170 spaces complied with the Ordinance, and he had indicated to Mr. Dresser that he did not foresee the need to build additional parking. Mr. Gavin stated he does not feel the Church has grown that much in population since they began the addition. He stated he feels they need to think more creatively about solving the problem other than another eight acres. He stated while they can state today they do not intend to do certain things, that could change once they own the property. He stated this is why he feels the size of the Church given the site of the Church is troublesome.

Mr. Gavin stated the other parking problem in the neighborhood is the Edgewood School, and every day there are cars parking along Oxford Valley Road and other neighborhood roads as the School lot is not large enough to accommodate that School. He stated instead of doing a land swap for forested land, they could look at the School which has a large open field that they rarely use. He stated he feels that area is at least $\frac{3}{4}$ of an acre, and the Church could do that as a matter of good will and then they would have a lot where they could walk to the Church or continue to shuttle people. Mr. Gavin stated while he understands that they do not want to pave over their field on the Church property, they could put in a surface like the AstroTurf soccer field put in at Macclesfield since AstroTurf fields have asphalt underneath. He stated they could pave their field with pervious asphalt and put AstroTurf over the top so that there would be a parking lot Sundays and a play field the other six days.

Mr. Benedetto stated the Church has approval for Phase II. Mr. Benedetto stated it was indicated that they did not need any additional parking for Phase II; however, Mr. Potoka stated what they had indicated was that they did not need any additional parking to build Phase IA. Mr. Lewis stated when Mr. Gavin read the transcripts, there was no indication of IA or II, and he assumes the Township would not have given approval to build something if there was not adequate parking provided; and Pastor Travis stated they would have had to pave the field to get that parking.

Mr. Timothy Burke, 2313 Weinmann Way, stated his property backs up to the land in question. He stated he is dismayed that they are discussing this again when it was rejected by the Board of Supervisors five years ago; and the only thing that has changed since then is that they have lost more open space and woodlands to development in the last three to four years. He stated he agrees that there are no trees in the silt area other than one tree in the middle; however, that area is filled with natural grasses, bushes, and abundant wildlife. He stated paving this

additional area will push more wildlife out into the neighborhoods. He stated he does not feel they should be destroying more open space and habitat. He stated turning this land into a parking lot is contradictory to the open space goals of the Township. Mr. Burke stated he has learned that Bucks County has received an “F” in air quality and so he does not feel they should be paving over woodlands. He stated he is also concerned about having a parking lot in the area they are discussing because of the security of the area since this parking lot would be below grade and if even more trees are planted, the area will be unobservable from the road. He stated if lights are installed there, he will have light pollution behind his home.

Mr. Fritchey asked Mr. Burke if he is saying it would be better to have fewer trees, and Mr. Burke stated he would prefer leaving it as it is now. He stated there are currently no teenagers hanging out in that area that would not be able to be seen from the road. He stated having a below grade parking area hidden behind trees would become a security concern. He stated he would also not be in favor of a land swap since what the Township would receive would be much more restrictive than the land the Township currently has. Ms. Tyler asked that Mr. Burke thank his daughter for the e-mail and photos that she provided to the Board of Supervisors.

Mr. Adrian Costello, 2122 N. Crescent Boulevard, stated he does not understand why they are requesting the full eight acres if they only need approximately one acre. He asked why they could not request a Lease for one acre. Mr. Costello stated they would not need to own the buffer, and it could stay the way it is. Ms. Tyler stated this is a potential option. Mr. Costello stated he still does not like the idea of there being a parking lot there. He stated if the Church gets eight acres, even if they are saying now what they intend to do, in future years a different group of people might decide they want to do something else. Ms. Tyler stated if they were to proceed with the eight acres, they would have environmental covenants that would run with the land and could not be changed.

Mr. Tony Kehoe, 476 Liberty Drive, stated he is opposed to the current proposal, but he would be in favor of them working with the Pennsbury School District; and he does not feel the Board should do anything until that proposal is fully vetted since that would help a lot of people. Mr. Kehoe stated the Township could put the parking lot in the silt area using the pervious pavers, and the Church could pay for it. He stated the Township would still own everything, and the Church would get their parking lot. Mr. Kehoe asked if the Church would still be running the shuttles if they were to get the parking lot since it is a 50’ drop from the Church to the parking lot.

Ms. Reiss stated she feels they could pave of portion of the Edgewood School property which is rarely used

Mr. Jesse Lockett, 696 Oxford Valley Road, stated the road on Sundays becomes a highway, and there are young families in the area.

Mr. Alan Dresser, 105 E. Ferry Road, stated he is a co-Chair of the Environmental Advisory Council; and they were opposed to this idea is 2012 and are still opposed to it as they believe as a general rule it is bad public policy to sell off property that has been designated preserved open space as this has been designated in the open space updated. He added there is a map in the Township that has it as preserved open space. Mr. Dresser stated it is a wooded lot with wetlands. He stated silt is just a form of dirt, and it is not toxic. He stated it is hard to get the Township to preserve open space. He stated even with the recent acquisitions, so much open space has been sold that the average over the last ten years has been five acres of open space acquired each year; and Lower Makefield is still behind Middletown Township, Newtown Township, and Upper Makefield Township. Mr. Dresser stated the EAC would be in favor of Plan B to pave the Church's field since they could use the School playground.

Ms. Tyler asked Mr. Dresser why he feels it would be better to put the parking lot on the grassy field area rather than the silt pile. Mr. Dresser stated grass like that is like "green asphalt," and has very little value; while in the woods you get a lot of infiltration of stormwater and animals there as well. Mr. Dresser stated if the Township sells the Church this property, they should assume that Phase II will happen; and they will have up to 1,000 people coming to that Church. Ms. Tyler stated they need to consider where it is best to put that traffic and cars. Mr. Dresser stated maybe this Church should just be for 500 people.

Mr. Fritchey stated Phase II has already been approved so the Church is within their rights to expand and have that many people. He stated most of those people will drive, and they are going to park either in the parking lot at Edgewood School possibly supplemented by a second parking lot there, at a paved parking lot on the property currently owned by the Township, on the athletic field that could be paved, or they will park in the adjacent neighborhoods.

Mr. Dresser stated maybe they will not build Phase II if they do not get this parking. He stated they could put "No Parking" signs in the neighborhoods; however, Mr. Fritchey stated these are public streets.

Mr. Dresser asked Mr. Truelove if the Pennsylvania Donated and Dedicated Property Act comes into play; and Mr. Truelove stated he did read an article about this, but he did not see how it would fit in with this particular situation although he will look into this again. Mr. Truelove stated this land under discussion was acquired through condemnation in 1989 so it was not donated land. Mr. Dresser stated he also feels it depends on how the land has been presented to the public. Mr. Truelove stated while there may be an assumption that it was open space, legally there is not a limitation on the use of the property as of now. Mr. Truelove stated if the funding source for paying for the condemnation were from a Bond Issue that mentioned open space or County Open Space money, that might change things; but there is nothing in the record that indicates that, and the Deed does not impose restrictions today on the property. Ms. Reiss asked about what the map indicates, and Mr. Truelove stated a map is not a legal document unless it is designated as such.

Mr. Dresser discussed an article he saw about a case in another Township where they want to sell park land, and he agreed to provide this information to the Board.

Ms. Deanna Bocher, 2313 Weinmann Way, stated she is against the sale of any Township-owned open space for one landowner's private use. She stated they should not sell or swap public land to address a private entity's parking concern. She stated Phase II has already been approved as they had shown what they would use for parking which was already on their existing land. She stated while some have indicated they would rather see a green field than a parking lot from the road, she feels that a private landowner can do what they like with their property. She stated once publically-held Township land is sold and becomes private, all control over that would be gone. She asked what would the repercussions be if they put restrictions on the land and they changed it anyway. Mr. Fritchey stated they would have to pay a fine and would have to restore the land to its original state. Ms. Bocher stated the Church has indicated the impact would be minimal and they want to be a good neighbor, but this is about turning public land into private land and how the residents need the public land to remain public especially this land which is a natural habitat and is open space. She stated before the Church bought the property, there were trees that lined the road, and you could not see the green field.

Pastor Travis stated he knows that meetings like this can turn contentious, and he wanted to state how appreciative he is of the responses by the neighbors; and the Church values that relationship, and they want to work together toward a good solution.

Mr. Kehoe stated the Church can go to Phase II and do not need any Variances, and Ms. Tyler stated this is correct.

Mr. Michael Duncan, 1414 Woodview Road, stated he is a member of the Bible Fellowship. He stated what they are trying to do is present what they feel is the best solution to a Church problem. He stated he has heard some good ideas this evening, and he feels the Church has shown that they are open to what has been said. He stated they would also like help and acceptance in the community.

Ms. Betsy Marley, 252 Yellow Springs Court, asked what percentage of the Congregation are Lower Makefield Township residents, and Ms. Tyler stated they had indicated it was approximately one third. Ms. Marley asked what the Board perceives the benefit to the Township to be of selling the property. Ms. Tyler stated there is parking on the street in front of neighbor's homes and the potential for paving a parking lot in the green space for everyone to see from Oxford Valley Road. She stated they are looking for a solution to a problem. Ms. Marley stated they are proposing putting in a parking lot that is going to be used only on Sundays, and only 33% of the congregants are Lower Makefield Township residents. She stated she feels the residents are losing in this deal, and the Township residents have been very clear that they want the Board to preserve open space. Ms. Marley stated last month the Board took a huge step in acquiring some open space, but now one month later they are looking at yielding open space. She stated this expansion does not benefit Township residents.

Ms. Marley asked the Church if they could consider adding an additional service on a Sunday and a service on Saturday night to cut down on their parking needs as other Congregations in the Township have gone that way. She stated they have talked about how the project was turned down five years ago and another Board can now reverse that decision. She asked why the decision to expand to Phase II also could not be reversed by a different Board. Mr. Truelove stated they cannot do that legally. Ms. Marley stated this open space in particular is adjacent to Township land and it would be ideal for expansion of Township recreational facilities such as a park and a bike path.

Ms. Reiss stated she is concerned mostly about the wildlife there; and once open space is destroyed, it is gone. She stated when she ran for Supervisor she promised to protect all the open space she could.

Ms. Marley asked if the Church is tax exempt, and Mr. Truelove stated it depends on the use of the building. He stated the Sanctuary is normally tax exempt, but other parts used for other purposes could be subject to taxation; and every situation is different. Ms. Marley stated the Township would probably not gain any future tax income from this, so she does not see a benefit to the Township. Ms. Tyler stated the only benefit she can see is if they can figure out a way to permanently preserve as much as the adjacent property as they can. Mr. Truelove stated the Township could impose their own easement on the property they own if they wished to do so.

Mr. Lewis stated he agrees with Ms. Marley. He stated the Board has gone through this issue with Patterson Farm, and they learned that if you do it wrong, you end up with a situation where there is a litigation risk; and they are still in the midst of litigation over a 5 ¼ acre portion of the Patterson Farm property. Mr. Lewis stated they also learned that they cannot trust future Boards which is why they imposed a Conservation Easement. He stated he feels the best strategy is to apply for a Conservation Easement for the full 29 acres of the parcel being discussed to make sure it is protected.

Ms. Tyler asked Mr. Lewis what they should do about the Church. Mr. Lewis stated they have a field that they can use for parking, and they have the option to contract with Edgewood Elementary as part of the Pennsbury School District. He stated a number of people speaking this evening came up with some great ideas as to what they could do help the Church but also to preserve and protect something they all care about. He stated the Board's job is not to solve the Church's problem using public lands. He stated he is dismayed that this appeared on the Agenda, and asked why it is the Board's job now to solve this particular problem when the Church has land that they can use for parking and there are other alternatives. He stated if the Board continues down this path, they are going to have to solve a lot of peoples' different problems; and some of them are not the Board's job as they are private entities who have private property rights and can work with others to resolve their issues. He stated in this case they have other options that do not require the Board to sell public land.

Mr. Fritchey stated there is another option which is parking in the neighborhoods. He stated as to the question about what the Township gets from doing this, he feels they should not overlook that Bible Fellowship is a respected institution in the community that is doing a lot of good; and there is an intangible benefit to that. He stated he feels that this has been a very civil discussion among people who feel strongly about this issue; and he found it be a positive, constructive exercise, and they have heard a number of good ideas coming out of this. He stated far too often at public meetings people take it as an opportunity to holler louder than the next person, but tonight they have had a thoughtful meeting. He thanked everyone for their restrained and thoughtful participation in the discussion this evening which he feels is a credit to the community.

Mr. Benedetto stated all the Board members ran on preserving open space, and they just preserved the Guzikowski Farm and the Hildebrand property. He stated the previous Board also preserved land at St. Ignatius. He stated the current Board has done more for preservation than any Board since 1999 when they purchased the Patterson Farm. Mr. Benedetto stated the Board also unanimously agreed to sell ten acres of the Park & Ride parcel, and that property has the same designation as the property they are discussing this evening. Mr. Benedetto stated the benefit the

Township would get from proceeding with this request is that they will get a bike path installed as well as a sidewalk and funds that will go to the Township. He stated when they sold the Park & Ride parcel, the Township received over \$1 million, and \$250,000 of that went to the Tree Bank.

Mr. Benedetto stated he feels there are two solutions – one is to sell the Church this piece of land for them to construct the parking lot, and the second one is for them to pave over a usable space that adults and children, not only from this Church, are actually using. He stated the Township area they are considering selling is a fenced-in silt dumping ground that is unusable. He stated the Church does have to build additional parking, and they will either use the open field being used or the silt-dumping ground that is unusable.

Mr. Harold Kupersmit stated he is pleased to see that the Church is coming in with flexibility.

Ms. Lynn Butler, 2321 Weinmann Way, stated part of the reason they moved to the Township in 2013 was because of the green space. She stated she is not opposed to additional parking at the Church, and she feels they are very good neighbors. She stated she hopes they can find an alternative to building in the wooded area as she is involved in Frog Watch USA, and she has counted numerous frogs in the area under discussion which included frogs which are different from the frogs in other areas in the Township. Ms. Butler stated she also feels there is spiritual value to the wooded lot. She stated she is looking for a solution that is good for everyone. She stated she would prefer to see the parking lot from the street knowing that the wooded area has been kept intact.

Mr. Russell Stewart, 12 Brook Lane, stated he has grown up here; and he used the woods being discussed when he was growing up. He stated the Township needs to hold onto as much open space as they can. He stated while the parking lot is only going to be an acre, they are asking for eight acres; and people have come to meetings before indicating what they are going to do, and they then do something entirely different. He asked if they were to put it out to Bid could anyone Bid on it; and Mr. Truelove stated that is correct Mr. Stewart stated he would be concerned if a developer came in and outbid the Church. He feels there are less risky solutions. Mr. Benedetto stated the Board does have the option to reject the Bids.

A short recess was taken. The meeting was re-convened at 10:10 p.m.

Mr. Lewis moved and Ms. Reiss seconded to direct the Township solicitor to draft a Conservation Easement for the 29 acre parcel so that they do not have to discuss this again in the future. Motion did not carry as Mr. Lewis and Ms. Reiss voted in favor and Mr. Benedetto, Mr. Fritchey, and Ms. Tyler were opposed.

DISCUSSION OF SANDY RUN ROAD REALIGNMENT

Mr. Fritchey stated the slope of Edgewood Road has been in poor condition for some time. He stated with the addition of the third track, the situation was made worse. He stated while the improvements to Edgewood Road were not directly related to the Quiet Zone project, it did not make sense to install improvements on a road that was not up to Township standards; and this is how the two became connected.

Mr. Eisold stated they understood that improvements to Edgewood Road would effect the intersection with Sandy Run Road to some extent. He stated Edgewood is the primary road that takes a much larger volume of traffic, and their goal was to design that in a way that met engineering standards as well as Township Ordinances for a roadway. He stated during construction there was a concern that Edgewood Road not be closed longer than necessary due to the volume of traffic. Mr. Eisold stated while the posted speed limit at the crossing itself is 25 miles per hour, the sight distance would be marginal for that situation; and many people on this road in this area do not travel at 25 miles per hour, and this created a situation. He stated as soon as the road was opened, he had discussions with Chief Coluzzi and Mr. Wursta, the traffic engineer; and collectively they decided that this was a situation that could potentially be a problem, and the safest thing to do was to close the road until they found a solution.

Ms. Tyler stated the problem was the sight distance coming out of Sandy Run looking left as you are unable to see the traffic coming over the tracks. Mr. Eisold stated there is also a sight distance problem with cars coming down the road and not having enough time to stop when someone is pulling out from Sandy Run Road in front of them.

Mr. Eisold stated they have looked at a number of alternatives, and they feel their best solution at this point is to adjust the location of Sandy Run Road where it intersects with Edgewood Road; and they can do this by sliding that road slightly toward the bridge at the bottom of the hill to provide adequate sight distance. Mr. Eisold stated they are looking to slide it 100' to 120'.

Ms. Tyler asked since the bridge has flooded, have they looked at improving the water system in tandem with the road reconstruction. Mr. Eisold stated they have looked at the flood plain maps for this area, and shifting the road will come close to the flood plain area, but not into the flood plain area. He stated they will also stabilize the bank of the road in a method that will protect it in case of flooding. Ms. Reiss stated the bridge was washed out and had to be replaced in 1996.

Ms. Reiss asked about the possibility of a traffic light that would have a sensor so that when someone is at Sandy Run Road it would change. Ms. Tyler stated she feels that while this is a good idea, it is complicated by the proximity of the train tracks. Mr. Eisold stated he did discuss this with Mr. Wursta, and he felt that given the situation with the tracks it may be too much with too many lights and signs.

Mr. Eisold stated he met with Mr. Truelove to discuss the right-of-way; and while it is not the exact property owner name, it appears that it is the same owner on both sides of the road. Mr. Truelove was going to contact the property owner to see how they can proceed with their proposal. Mr. Truelove stated he sent out a letter to the property owners. Mr. Eisold stated it seems that the parcel they would be moving to would be on a slope, and probably has less value than the area they would switch off with them so he is optimistic about this.

Ms. Tyler asked if SEPTA is helping out with this situation. Mr. Eisold stated SEPTA acknowledged right from the beginning that their track exacerbated this problem, and they have committed funds to help the Township work through this. He stated he spoke recently to SEPTA, and they have indicated that they would participate although they wanted it to be fair.

Mr. Eisold stated a field survey has been done to determine the exact grade and where the road should come in. He stated the next step would be to do the design and work with Mr. Wursta's staff to make sure the design and sight distance is correct. He stated they would then either make it part of the current road project or Bid it out. Ms. Tyler stated she wants this dealt with as quickly as possible. Mr. Eisold stated if they run into difficult weather, the project would have to be pushed off to the spring.

Ms. Reiss asked if it is possible to raise the bridge, and Mr. Eisold stated he feels it could be done, but it would cost major dollars.

Mr. Fedorchak asked what he expects the project will cost; however, Mr. Eisold stated he has not put numbers to it yet. He stated he feels if they can do it as an add-on to the current project it can be done reasonably, although he does not know anything about the condemnation issues. Mr. Fedorchak asked that Mr. Eisold put together a proposal which will include the design, Bidding if necessary, and construction management; and Mr. Eisold agreed to do so.

Mr. Lewis stated they are still working on the 2017 Bid with the Bid Alternates, and he assumes they could put this in the Bid Alternates. Mr. Eisold stated they could although he feels they need to discuss this further. Mr. Eisold stated he feels they would want to do this project before the summer road construction period. Mr. Lewis asked why they did not diagnose this processwise. Mr. Eisold stated they

knew initially that there would be some effect to Sandy Run, although they did not know the full extent. He stated Edgewood Road is the primary road, and that was the priority.

Ms. Tyler stated they acknowledge that this road closing is a significant inconvenience to some of the Township residents, and they want to get this taken care of as quickly as possible.

Mr. Fedorchak asked if there is a minimum distance required from a railroad crossing and a road like this; and Mr. Eisold stated he is not aware of this, and sight distance was their primary concern.

Mr. Lee Polsky, 724 Salem Court, thanked the Board for working so hard for the Township. He stated his home is the closest to what this discussion is about, and he is at the bottom of Salem Court which backs into a conservation area; and beyond that conservation area is Brock Creek, and beyond that is what he felt was another conservation area where they are looking to relocate Sandy Run Road. He asked if that is a conservation area or privately owned. Mr. Truelove stated the only information they have at this time are the names associated with that land, and it does not say anything about it being preserved land. Mr. Polsky stated he feels the amount of space they are looking to gain from the original Sandy Run Road to the new Sandy Run Road by even 100' with a car traveling toward Sandy Run Road down Edgewood Road going at the speed of even 25 miles per hour, which is the speed limit that no one pays attention to, will be about one second so he does not see how much they will really gain in the way of safety. Mr. Polsky stated he feels they need to do further studies if they are going to be investing money and taking down trees. He stated he hopes that they will not disturb any of the trees on his side of the property as they provide a wind and sound barrier to all the homes on Salem Court which are very close to the tracks. He stated no trees have fallen on his property because the trees on the opposite side of Brock Creek provide a wind barrier to the trees on his side of Brock Creek.

Ms. Tyler stated she feels this situation is ripe for enforcement; and if people are exceeding 25 miles per hour on a regular basis just outside the Police Department, they need to step up enforcement there. Ms. Reiss stated she feels the speed limit of 25 miles per hour should be extended as far as Schuyler. She stated there is an Orthodox Jewish Congregation across from Schuyler, and there are people walking there Friday night and Saturday morning and evening. Chief Coluzzi stated part of the reconfiguration of Sandy Run Road would include a speed survey of the area.

Mr. Polsky stated he did hear a suggestion that might help from a safety point of view; which is re-routing Sandy Run Road behind the pump station onto Schuyler Road; and although this would create more traffic on Schuyler Road, it would minimize the potential for accidents which he feels will occur even if they move this 100' as suggested.

Mr. Bill Gerhauser, Wilson Avenue, asked how much space exists between the right hand edge of Sandy Run and the bridge, and Mr. Eisold stated he feels currently it is approximately 170'. Mr. Eisold stated once Sandy Run is moved he feels the center of the road would come out at approximately the end of the guide rail.

Mr. Gerhauser stated a car or especially a truck coming off of Sandy Run and making a right onto Edgewood is going to have a radius problem with the edge of the bridge. Mr. Eisold stated they will have to look into this. He stated it will be 90 degrees just as it is today so it should not be any different than it is today. Mr. Gerhauser stated he feels they could install a "Limited Sight Distance" sign, and they may not need the construction at all if they put up more signs.

Ms. Fran Sweeney, 46 Fairway Drive, stated since construction was done at the Railroad, it is not safe as you cannot see the top of the cars when you come out of Sandy Run Road. Chief Coluzzi stated this is why they closed the road.

Mr. Bob Sanford, 1180 Temple Drive, asked why this was not picked up during the design phase. Mr. Eisold stated they did have the vertical design of the road, and there was a concern with the sight distance. He stated they recognized that the situation needed to be corrected. Mr. Sanford stated he understands that the longer it takes to discover the problem, the more expensive it gets. He stated now the construction is completed, and anything they propose now is going to disrupt the work that was done by Sandy Run Road. Mr. Eisold stated there was a slight overlay of Sandy Run Road at the intersection, and that will be milled up when the road is re-located.

Mr. Sanford stated the initial estimate for the Quiet Zones was \$75,000, and has read in the paper that they are up to \$500,000. Ms. Tyler stated the Quiet Zones have nothing to do with the Sandy Run Road issue. She stated the reason there is an issue with Sandy Run Road is because when SEPTA put in the third rail, the topography of the road changed which had nothing to do with the Quiet Zones. Mr. Sanford stated while he understands that, the engineers had to do a design because a Contract was issued for the work that closed down Edgewood Road for the construction of the median. He stated he feels a sight survey should have been done by an engineer when the construction was being done, and Mr. Eisold stated there was an engineer involved. Mr. Eisold stated they did see it, and they knew it was an issue.

Mr. Eisold stated he is not sure what Mr. Sanford was referring to when he mentioned the \$75,000. Mr. Sanford stated that number came up some time ago when they had the initial discussions about the Quiet Zones. Mr. Sanford stated the matter went to CSX and SEPTA to see if they would pay for this, and their engineers estimated it would be over \$1 million; and Lower Makefield had come back with an estimate of \$75,000 but they would get some Grants to offset some of the costs. Mr. Sanford stated it seems that over time, the costs have increased.

Ms. Tyler stated Mr. Sanford is mixing Quiet Zone issues with roadway issues. Mr. Sanford stated they changed the alignment on the road to accommodate the Quiet Zone; however Board members indicated that was incorrect. Mr. Eisold stated the road work was to address the problem that was created when the third track was installed which made the slope of the road worse. Mr. Benedetto stated even if they would not have done the work for the Quiet Zone, they would still have had to address the problem created when the third rail was installed. Mr. Benedetto stated the work was done within the same timeframe but the impact to Sandy Run Road had nothing to do with the Quiet Zone project. Mr. Eisold reviewed the work that was done on Edgewood Road to help deal with the grade.

Mr. Polsky stated when they take down trees to provide the new Sandy Run access, it will create a significant amount of sawdust. He stated Brock Creek feeds into the River so they will be putting a lot of sawdust into the River.

Mr. Ed Gavin, 904 Sensor, stated it sounds like even if they move the road there will still be some concern about cars coming over the hill and not having enough time to react. Mr. Eisold stated they are trying to get to the PennDOT requirements for sight distance and safe stopping distance by moving Sandy Run. Mr. Gavin stated possibly they could put in some kind of sensing devices that would indicate when a car is approaching. Mr. Eisold stated that would be a good solution if for some reason they are not able to meet the PennDOT distance requirements, and they could look into that.

QUIET ZONE UPDATE

Mr. Eisold stated he put together a letter regarding the power off lights; and this was sent to both CSX and SEPTA, to find out how soon they could put those in. He stated he asked that they respond to him by this Friday. He stated he spoke to both of them today, and they have indicated that they plan to have all the information to him by Friday. Ms. Tyler stated this is the last item to be done for the Quiet Zones, and it is a Federal Railroad Administration requirement. She stated the Township engineers contacted the Federal Railroad Administration and received clarification on the Statute which was sent to SEPTA and CSX. She stated the purpose of the

power off lights is to indicate to the conductors whether there is power present at the crossing; and if there is no power present there would be concern about the operation of the gates. She stated she does not feel this should be an extensive process for SEPTA and CSX.

Mr. David White, Gayle Drive, stated they have known about this issue for close to one month; and they are still waiting for the Railroad to acknowledge it. He stated this is not the first time CSX has been involved with this issue. He stated he understands that the Township had engaged the services of a Railroad expert to help guide the Township through the process of the implementation of the Quiet Zones. He stated a year ago he was dismayed when he learned they were going to have to wait until the end of last summer, and they are now waiting for a response from the Railroads to advise how long they think this will take. Mr. White stated he has done some research on the power off lights, and it is not a big involved installation and should take only a couple of hours since everything is virtually already there in the shack. Mr. Eisold stated the Railroads do work very slow; however, he is continuing to work with them. Mr. Eisold stated both SEPTA and CSX have to do it as each has a different power source.

APPROVAL OF CERTIFICATE OF APPROPRIATENESS FOR FLOWERS FIELD NEW UNIT DESIGN, 751 STONY HILL ROAD

Mr. Fedorchak stated the HARB unanimously approved these new unit designs. He showed a rendering of what they are proposing.

Mr. Fritchey moved, Ms. Reiss seconded and it was unanimously carried to approve the Certificate of Appropriateness for Flowers Field new unit design.

Mr. Truelove stated the Board met in Executive Session beginning at 6:40 p.m. and they discussed items of personnel and administration, informational items, and potential litigation involving inter-Governmental agencies.

SUPERVISORS REPORTS

Ms. Tyler asked Mr. Fedorchak and Mr. Eisold to keep in mind the continuation of the walkway allowing access to Veterans Square as requested by the Disabled Persons Advisory Board.

Mr. Eisold stated he and Mr. Fedorchak met several times over the last few weeks to finalize the Road Program list which was provided to the Board. He stated the first page shows the collector roads. He stated the second page shows the residential development roads that are included at this point. He stated the third page shows some trails that they will re-pave with an overlay for the most part, and the fourth page has some of the Alternates; and they may add a few more to it. He stated the Alternates shown include some trails, the Veterans Square walking trail, and the Kings Road sidewalk connection. He stated at the bottom is a project that came to their attention as a Bid Alternate which is re-paving two small sections of Ramsey Road.

Mr. Benedetto asked that this be put on the Agenda for the next meeting as many people have been asking for an update. Mr. Fedorchak stated they were asking for authorization this evening to go out to Bid. Mr. Lewis asked if there was something they wanted to be added to the Bid Alternates would they be prohibited from doing this. Mr. Fedorchak stated they would want input from the Board, and they could wait until the Board had time to digest this. Mr. Eisold stated the schedule was based on going out to Bid after the next Board of Supervisors' meeting, and they could make final adjustments at that meeting. Mr. Lewis stated he would like to see where this fits on the Twenty-Five Year Road Plan to make sure they have everything in place and see if they could potentially add a few roads. Mr. Eisold stated he and Mr. Fedorchak spoke about that; and if the Board members have ideas of something to add, they could do that. Mr. Eisold stated there is time between now and the next meeting to do that. Mr. Lewis asked Mr. Eisold if he has shown the estimated costs, and Mr. Eisold agreed he has.

Mr. Eisold stated Woodside Road has not been included as they have been speaking with the Joint Toll Bridge Commission, and it does not appear that they will have that in position to be done this year; so the goal is to put that in next year's Budget.

Mr. Fritchey moved and Mr. Benedetto seconded to authorize the Township to go out to Bid on the 2017 Road Paving Program.

Mr. Lewis asked if they will have time to add additional Alternates, and Mr. Eisold stated the question would be whether they put this off until the next meeting or if the Supervisors can get it to them sooner, and they can make sure it is all in order.

It was agreed to amend the Motion to authorize the Bid process for the 2017 Lower Makefield Township Road Paving Program subject to suggested Bid Alternates from the Supervisors.

Ms. Reis noted Page 4 which lists the Kings Road sidewalk, and she asked if it possible to do anything for the ten houses on Countess that go to Edgewood where there is not a sidewalk. Ms. Tyler asked if this would involve eminent domain, and Ms. Reiss stated she believes that there are easements. Mr. Fedorchak stated they would have to look into that as their may be some rights-of-way acquisition issues.

Motion carried unanimously.

Ms. Reiss stated Citizens Budget has had two resignations – Mr. Menard and Mr. Shiller. She stated the Citizens Budget Committee has indicated that they feel the original Mission Statement has been lost in the translation, and they asked that the Supervisors get together and put together a simple Mission Statement to state what their purpose is. Ms. Reiss stated the Citizens Budget Committee is working on several things, and Mr. Menard agreed to help them. Ms. Reiss stated she has talked to Ms. Gladwell, the Finance Director, who also feels that while they have a purpose, they need a Mission Statement. Ms. Tyler asked Mr. Fedorchak to ask Ms. Gladwell to come up with her thoughts on what the Mission Statement should be and what their tasks should be.

Ms. Reiss stated there will be a meeting of the Special Events Committee on February 2, and they have asked members of the Dog Park to attend. She stated they want to make sure that the funds raised come to the Township and not to individual funds. Ms. Reiss stated anyone who would like to help with the Dog Park, Community Pride Day, Garden of Reflection, or the Veterans Day event should feel free to attend the meeting on February 2.

Ms. Lewis stated the Zoning Hearing Board Chair gave him specific instructions that they want new Zoning books. He stated they also had some concerns with the Township's professional staff providing correct, timely drawings as well as proper citations of the Zoning Code as in one of the cases they heard there were significant issues with the drawings, and it was a situation where a homeowner had a bad resident experience because they did not get good guidance about the process.

APPROVAL OF RESOLUTION NO. 2331 AUTHORIZING DESTRUCTION OF CERTAIN SPECIFIC RECORDS

Mr. Fedorchak stated this is a housekeeping measure, and they do this once a year according to the State Records Retention Act which requires that they keep certain official documents for certain period of time. He stated they are asking the Board to give permission to destroy a number of financial records which they had been

required to keep for a seven-year period. He stated it is helpful to do this as it frees up a great deal of room in the Building in which there is very limited space. Mr. Fedorchak reviewed the records that they are asking permission to destroy.

Mr. Lewis moved, Ms. Reiss seconded and it was unanimously carried to approve Resolution No. 2331 Authorizing Destruction of Certain Specific Records.

OTHER BUSINESS

Mr. Lewis stated Plans have been provided to be signed, and he asked if each of the developers are fully paid up on all the amounts that they owe the Township. Mr. Fedorchak stated he believes so, but regardless what happens next is that before Ms. Ellison, his Assistant, releases anything, she will double check everything.

Mr. Eisold stated the Moon Landscaping Plans were already Recorded; but there was an issue that came up with some rear property lines and the surveyor was off by approximately a foot in back of some of the large properties, so these Plans are an update to the original Plans that were already Recorded.

APPOINTMENTS

Mr. Fritchey moved, Mr. Lewis seconded and it was unanimously carried to appoint Ms. Lisa Kamp to the EAC.

There being no further business, Mr. Benedetto moved, Mr. Fritchey seconded and it was unanimously carried to adjourn the meeting at 11:15 p.m.

Respectfully Submitted,

John Lewis, Secretary