

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – APRIL 4, 2018

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on April 4, 2018. Mr. Lewis called the meeting to order at 7:50 p.m. and called the Roll.

Those present:

Board of Supervisors: John B. Lewis, Chairman
 Fredric K. Weiss, Vice Chair
 Kristin Tyler, Secretary
 Daniel Grenier, Treasurer

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

Absent: Suzanne S. Blundi, Supervisor

PUBLIC COMMENT

Mr. Tim Collins, 479 Jenny Drive, asked if they have ever looked into hiring four full-time EMT firefighters to work Monday through Friday at the optimum hours. Chief Coluzzi stated that issue came up a long time ago, and he did not think it was practical on the part of the Fire Department to do that. Mr. Collins stated Northampton Township has done it, and it has been very successful. Chief Coluzzi asked if he is speaking about fire fighters who are trained at EMTs, and Mr. Collins stated they are a combination of EMTs and fire fighters that only work from 8 to 4; and while the Fire Chief at Northampton indicated he would like to have them until 6 p.m. it was a money issue. Mr. Collins stated this would expedite response time during the times that most volunteers cannot be there.

Ms. Marianne Carroll, 13 E. School Lane, stated in response to the comments made by the last speaker, she lives in a neighborhood where it took a twenty minute response time for a fire during the day a few years ago; and she feels it would be a good idea to consider paid drivers for the Fire Department during the work day. She stated Upper Makefield has considered providing some sort of incentive for the Public Works staff to be CDL trained for the fire trucks during working hours, and they should consider this as well.

Ms. Carroll stated in response to the discussions that took place last week with regard to the “extreme” traffic conditions around Makefield Elementary, Makefield Road, and E. School Lane, she asked if the Permits have been filed since they have had seven days to file the Permits for the extension of the School Zone length as well as the School Zone time period for Makefield Elementary. Chief Coluzzi stated it has not been done, but he has a meeting with TPD on April 10. He stated they will discuss the cost factors involved with all of the issues that were discussed at the last meeting. He stated they will then start to move forward with the improvements that they agreed upon.

Ms. Carroll asked Chief Coluzzi in terms of the current fiscal year, does he know what has been unspent in the Police Department Budget for equipment purchases, and if there are equipment purchases that may not be considered urgent that could be postponed to the following fiscal year, and additional dollars be assigned for the purpose of purchasing traffic-calming equipment such as the electronic signs, batteries for those signs, solar attachments for those signs, or a big sign that they have to borrow from the County since the Township does not own one. Chief Coluzzi stated there would be money in the Budget for those purchases; and if there is not money to make those purchases, and the Board approved them, he and Mr. Fedorchak could meet and look at the General Fund to see if they can make that happen.

Ms. Carroll stated at last meeting’s discussion, the Board had “extreme concern” about compliance with the traffic study. She stated she has a catalog that has some traffic-calming equipment including portable speed humps. She stated in 2013 there had been a traffic study for E. School Lane, and the traffic engineer at that point in time was very firm with her language in the report that recommended two very low speed humps on E. School Lane to deter and calm traffic. She stated with the Board’s concern about compliance, they should “dust off” that traffic study and become compliant with it and install two speed humps on E. School Lane as required by that traffic study. Ms. Carroll stated those recommendations were completely ignored by the Board of Supervisors.

Ms. Tyler stated the issue was that half of the neighborhood came out opposed to that. Ms. Carroll stated she believes that is incorrect, and the majority of the neighborhood was in favor of it; however, the way it was presented publicly by the traffic engineer was very confusing and created some onerous requirements for painting and signage that were “extreme.” Ms. Carroll stated all the surrounding communities – Upper Makefield, Yardley Borough, and New Hope utilize speed humps. She stated not only do the local residents “love” them but the Townships support them as well in those communities. Ms. Carroll stated Yardley Borough installed two speed humps on Canal Street a few years ago at a cost of \$900; and while some residents had expressed some concerns, since those speed humps have gone in the quality of life in that neighborhood has dramatically changed, and

everyone is in favor of them. Ms. Carroll stated she does not feel they need a Democracy to install speed humps, as they are talking about safety. She stated there are ten children who live on or near E. School Lane in the immediate vicinity that she can see from her home. She stated there are extreme speeds and 550 cars per day on her street where there are nine houses fronting on the street, yet the Board is concerned about being compliant with this traffic study where there was a fatality last year. She stated the Board should be compliant with the traffic study that they commissioned and ignored four years ago.

Mr. Robert Abrams, 652 Teich Drive, stated there has been a 12.55% increase in the price per gallon according to his most recent sewer bill from Bucks County Water and Sewer; and this is in a 2% to 3% consumer price index environment which he feels is exceptionally excessive. He stated that what is even more insulting is that the customer charge went up as well by 12.7%. He stated there are 10% to 13% Seniors citizens in the Township who received an increase to their Social Security checks of about 3% and most of that went to their Medicare increase Mr. Abrams stated because the Board awarded the billing contract to Bucks County Water and Sewer, this is a problem. Mr. Abrams asked if Bucks County Water and Sewer is just doing the billing or are they also taking care of the sewer services. Mr. Fedorchak stated they are just doing the billing, and Lower Makefield operates its own pump stations and lines. Mr. Abrams asked the reason for this increase. He stated his problem with Bucks County and Sewer is that it is unregulated; and he spoke to someone at their Billing Department who indicated they are a non profit, and they are not under the Public Utilities Commission regulations. Mr. Abrams stated he also called Pennsylvania American Water, and they are under the Public Utilities Commission; and got a 17% increase on their per gallon charge and a 9.1% increase on their service charge. Mr. Abrams stated the Board is supposed to be protecting the residents of Lower Makefield Township, and they are handing out these agreements and contracts with no protection for the residents. Mr. Abrams stated the Township pays a lot for legal; and if he were to write a contract, it would say “not to exceed or within the parameters of the Consumer Price Index.” Mr. Abrams stated if the Township is taking 12% increases from the residents for sewer, there is a management issue.

Mr. Fedorchak stated this increase had nothing to do with the Billing Contract with Bucks County Water and Sewer Authority; and in fact, when the Township entered into the Contract with them a few years ago, the Township achieved a small savings by going with an outside contractor. Mr. Fedorchak stated the increase that was in this bill was driven exclusively by capital programs that the Lower Makefield Township ratepayers are responsible to participate. He stated those capital programs are the improvements that the Morrisville Municipal Authority has been making to their sewage treatment plant; and going forward the Yardley Borough

Sewer Authority capital improvements that they are required to make within their system. Mr. Fedorchak stated virtually all of that 12% increase is for those reasons. He stated in the case of the Morrisville Authority, there has been a lot of discussion about what is going on with Morrisville; and there have been several public discussions with them, and they had identified to Lower Makefield starting about three years ago the major issues they have with respect to their plant. He stated that is important to Lower Makefield since approximately 75% of Lower Makefield Township's sewage ultimately ends up and is treated at the Morrisville Plant.

Mr. Fedorchak stated Lower Makefield has had an Agreement with Morrisville for over twenty-five years, and the Township is responsible to pay approximately 45% of all capital improvements at their plant. He added that just within the last three years, Lower Makefield has paid over \$4 million which was Lower Makefield's share of a variety of capital improvements that were required at that plant. He stated it is an aging plant which needs a lot of work. He stated about three years ago DEP stepped forward and initially they issued a fine to the Morrisville Authority of \$100,000 because of problems with the plant that were not being corrected. Mr. Fedorchak stated the Morrisville Authority has been taking steps to correct some of those issues at the plant, and the ways to correct them are very expensive; and the Township's share to correct them is approximately 45%.

Mr. Fedorchak stated going forward Morrisville is looking at the possibility of constructing a brand new plant, and they are exploring the feasibility of putting that new plant on the U. S. Steel property. He stated Morrisville has advised Lower Makefield that the cost for that could be approximately \$150 million at some time in the future possibly three to four years from now. Mr. Fedorchak stated it is also true that going forward Morrisville will need to continue to invest millions of dollars in the existing facility to upgrade it.

Mr. Abrams asked what is the Township's "Plan B." Mr. Fedorchak stated there is an alternative that the Sewer Authority has been promoting with the Morrisville Authority which is for Morrisville to do a major upgrade at their existing facility which would amount to the construction of a new plant on their existing footprint, and preliminary estimates for that would be \$60 million to \$70 million according to Lower Makefield's sewer engineer. He stated while this is still a significant amount of money, it would be less than what Morrisville has been targeting for a brand new plant at the U. S. Steel property.

Mr. Fedorchak stated just recently the Sewer Authority and Board of Supervisors have formed a joint task force to begin looking at other options. He stated one possibility is to redirect our flows from the Morrisville plant and send the flows to Lower Bucks Sewer Authority. He stated this possibility needs to be costed out.

He stated if it were feasible, perhaps that would be less expensive than either of the first two options with Morrisville. He stated another option may be to work with Falls Township. Mr. Fedorchak stated the approximately 12% increase that was received in the last bill is entirely a result of what he just explained – our obligations to pay for the Morrisville capital improvements, and Debt Service for other improvements that Yardley Borough Sewer Authority will be making as well. Mr. Fedorchak stated Operating Expenses for the Township's Sewer Budget are less than 20% of the total, and 80% of the Budget are charges from other communities like Morrisville and Bucks County Water and Sewer Authority for transmission fees and approximately 16% to 17% covering the Debt Service.

Mr. Fedorchak stated there are things that can be done in the future to save money, and he is hopeful that is what they will be able to do when they explore the other alternatives and find viable alternatives rather than having to be part of a \$150 million dollar brand new plant in Morrisville.

Mr. Abrams stated he feels it is “getting out of hand” considering his property tax bill is up 6.1%, and there is a very large lack of control lately about the increase in the tax structure which over time will destroy the community values. He stated he has not been told anything moving forward past this 12 ½% that says that they have this under control, and that they will not get an even higher bill a year from now.

Mr. Fedorchak stated the Board of Supervisors and the Sewer Authority will be doing everything they can to influence the outcomes of situations that technically are outside the Township's sphere of influence. He stated they will be aggressive about this considering the potential impact to Lower Makefield Township and the ratepayers; however, it is not the Township's decision, rather it is the decision of others, and while they have invited Lower Makefield to participate in the decision-making process, they still “hold all the cards.” Mr. Fedorchak stated Lower Makefield has to do the best they can to make sure that Lower Makefield directs them to a viable option that is as inexpensive as possible.

Mr. Abrams stated he feels any contracts or agreements that Lower Makefield gets into should not be open ended, and they should have not-to-exceed clauses which could be the Consumer Price Index or some other number of 3% to 5%. Mr. Abrams stated based on what Mr. Fedorchak has indicated, we are at the mercy of Morrisville and Yardley Borough based on what they are going to do and what the DEP says. Mr. Abrams stated there is a plant on the other side of New Hope, and there is also Duck Island which could also be options; and Mr. Fedorchak stated they would be happy to explore that.

DISCUSSION AND MOTION ON SATTERTHWAITE HOUSE RESTORATION PROPOSAL

Mr. Ed Gavin, 904 Sensor Road, was present with Dr. Helen Heinz, Ms. Donna Doan, Ms. Florence Wharton, and Mr. Jeff Hirko. Mr. Gavin stated the Friends of Patterson Farm formed a 501C3 Corporation called Patterson Farm Preservation Incorporated. He stated tonight they are present to make a proposal to restore the Satterthwaite House which is the big white house that sits on the Patterson Farm which some people call “the gateway to our community.” Mr. Gavin stated they feel preservation is imperative. Mr. Gavin stated they have taken a study that was done by the Board of Supervisors using the Township engineers to look at the structural evaluation of the House. He stated in preparation for tonight’s meeting he reached out to all of the Supervisors, and Mr. Grenier set up a walk through of the House with the Township engineers which helped them focus on items that needed to be addressed.

A power point presentation was given this evening and Dr. Heinz discussed the history of the House noting the original settler’s cabin built in 1732 and the original house built in 1760. She stated in 1830 there was a three-bay addition put on, and there was a two-bay addition built in 1860. Dr. Heinz reviewed the ownership of the House and details of the House’s construction. She stated in 1998 it was transferred to Lower Makefield with Life Tenancy Rights with final Township ownership in 2005. Dr. Heinz stated it has been deemed eligible for the National Register by an architect who did the original designation when they were going for the off ramp for the I-95 expansion. She stated because it was deemed eligible, even though we have never received the actual National Register nomination, they can apply for State and Federal Grants. She stated her group can do that, and they could get Township matching funds for the preservation.

Mr. Gavin stated he feels this House holds a lot of Lower Makefield history including the agricultural culture, and it has become a “beacon of the community.” Mr. Gavin stated Patterson Farm Preservation Inc. is a 501C3 founded in 2015. Mr. Gavin noted that the members of the Board of Patterson Farm Preservation Inc. want to see the property restored some of whom know how to restore historic properties and some who know how to raise funds and get Grants. Mr. Gavin stated to date Patterson Farm Preservation Inc. has signed an Agreement with the Woodside Chapel to have a meeting location; and they have had meetings and small fundraisers as well as being involved with Neighbors in Need to help others. He stated they have designed a fully-functional Website with donate features, a place where you can volunteer, and a place to sign up to be a member. He stated they have also done videos emphasizing the importance of Patterson Farm. He stated they have also participated in the community to build support for this at Harvest Day, the Farmer’s Market, and Community Pride Day. Mr. Gavin stated

Ms. Doan has also done a lot of things with the media to emphasize the importance of the Farm and the House. Mr. Gavin stated Mr. Hirko is a fully-licensed PA contractor who carries insurance, and any work they did at the House will be insured under Mr. Hirko's Contractor License for \$2 million. Mr. Gavin stated Patterson Farm Preservation, Inc. has formed many alliances with other restoration projects in the area some of which he listed in the power point presentation.

Mr. Gavin stated they want to restore the history for future generations of Lower Makefield residents. He stated in the Township there are some historical buildings that are in disrepair today which he calls "demolition by neglect." He stated they understand private property rights, and that it is very hard to do something about someone else's property. He noted the Scammell House on Afton Avenue, which while it was restored, it was a façade that was restored; and while that is "nice, it is not the house that was there." Mr. Gavin stated they want there to be historical restoration of the Satterthwaite House, not to make it a museum, but to get it to a stable building with the outside looking pristine, and have the inside developed over time into various functions. He stated they are not proposing to have a curator there full time or put in a lot of furniture which would be very expensive and very hard to sustain. Mr. Gavin stated they want to use the House and hopefully be able to have it sustain itself. He stated they want to make it an asset to the community.

Mr. Gavin stated Ms. Doan will discuss some of the programs that she has thought about for years to run on the Farm, and bring home to the residents and future generations what agriculture life was like here. Mr. Gavin stated they want the House to be stable and a place where they could have meetings to "interpret it."

Ms. Doan stated the House needs to have "life put back into it." She stated her family did live in it, and she knows that in the past there were meetings in the House, and a local 4H Club met there at one time. She stated the House lends itself to gathering the community in small gatherings that will build a sense of community on that place and that will be a "touchstone" for the community to embrace the Farm and feel ownership of the Farm. She stated the agricultural use is paramount; and they know that from the soil content, the highest and best use of the Farm is to continue to farm it. She stated now that the land is preserved, they can do things that will promote agriculture in the community such as programs for children; and she has talked to the Extension Service who is interested in doing some programs at this location. She stated they could bring in the area's history and bring in authors who have books about the history and historical preservation as well as reenactors. Ms. Doan stated they have also talked about doing Holiday-themed tours, craft exhibits, Designer Houses, etc. She stated there is also a local photography club and quilter's clubs, and all of those groups would like to meet in this restored home.

Ms. Doan stated there is a Barn Tour every year, and they could get on that Barn Tour; and she has spoken to Audubon about this, and they are willing to work with them. She stated they could also partner with other groups such as the Hawk Mountain Sanctuary as there are raptors that nest on the Farm. She stated birding is a very popular pastime for people, and it would be good to have people come here as it is a low-impact activity that they can do. She stated there is also the Bucks County Beekeepers Association who are willing to come out and do a seminar, and possibly there could be hives placed back on the Farm. Ms. Doan stated there are also local gardening clubs who could beautify the landscape around the House which needs attention. She stated she also talked to a wildlife biologist from the Pennsylvania Game Commission who came out and walked the Farm with her for about two hours, and he discussed how they could enhance songbird habitat and make some improvements for sustainability of wildlife. Ms. Doan stated there are also opportunities for meditative arts which they have not yet explored.

Ms. Doan noted Page 19 of the Restoration and Programming at Satterthwaite Farmstead Report that they have provided to the Board of Supervisors which includes some of the items she has discussed. She stated they could have movies shown on the side of the barn, Colonial cooking, and festivals that would be sensitive to the farming of the property so that they are not infringing; and these would be small things. She also noted seminars, meetings, and a Memorial orchard.

Mr. Gavin stated with regard to getting the funds to do this, the biggest source of funds that they see would be “sweat equity” of volunteers doing work. He stated they feel the Farm has enough interest in the Township and the group that has been put together can get people there once it is safe for people to be in, and they could make it a community project. He stated the second source of funds would be the fundraising by the group. He stated a good source of funds is in-kind donations from Corporations, and he stated Mr. Hirko had approached Sherwin Williams who has offered to donate all of the paint. Mr. Gavin stated they feel there are a lot of corporations such as Home Depot and Lowe’s that like to donate to charitable organizations. Mr. Gavin stated there are also Federal and State Agricultural Grants which the Farm is eligible for; and while these are matching Grants, their plan is not for the Township to have to pay the difference, and when they get a matching Grant, they can use things such as sweat equity and donations in kind to match the Grant. He stated it is their intention to use those things. Mr. Gavin stated there are some things that will maybe have to be done by the Township such as items they already do like plowing the driveway and mowing the grass. He stated there are also some mechanical things the Township would have to do such the chimney which might need to be relined. He stated this would not have to be done immediately, but possibly by the fall when the heater needs to be turned on. He stated he does not feel these are major items that have to be done by the Township.

Mr. Gavin stated they had presented a Memorandum of Understanding to the Township about a month and a half ago, and he and Mr. Truelove have discussed it a number of times. Mr. Gavin stated there were some changes Mr. Truelove was looking to make which Patterson Farm Preservation has reviewed, and do not feel they are a problem. Mr. Gavin stated following the walk through they determined that there needs to be an environmental review to make sure lead and asbestos, etc. are looked at to make sure it will be a safe restoration and determine ways to fix those if there are problems. Mr. Gavin stated they also need a structural analysis/design of how they will fix it; and Mr. Stephen Heinz, who is a Registered architect Licensed in Pennsylvania, has offered his services pro bono to the group.

Mr. Gavin stated once all of these things are done, they would then do the repairs that need to be done to make it a safe building. They would then clean out any debris and do the items that are not structural which can be done by volunteers who are supervised closely; and they hope to find a lot of people who want to help them. Mr. Gavin stated Mr. Hirko has experience in many areas, and he can get things done.

Mr. Gavin stated they tried to determine what it would cost to “run the House” each year, and he estimated annual maintenance to be \$6,000, plus \$1,680 for heating oil, and \$1,800 for electricity. Mr. Gavin stated some of the maintenance costs will be done on a volunteer basis on an on-going basis so the figure could be less. Mr. Gavin stated they have discussed what could be done at the Farm to bring in revenue; and he noted a number of the items that have been listed do not take place in the House, but take place on the Farm particularly the bank barn. Mr. Gavin stated Ms. Hirko has already done the first annual calendar which raised \$1,800. Mr. Gavin stated Mr. Grenier had suggested that they have a farm market at the Farm. Mr. Gavin stated there must be respect for the Farm with anything they do at the site in terms of the scale and respect for the neighbors, and they do not want to turn it into a “carnival.” He stated they should do things that are respectful to the tradition of the Farm and the place that exists today. He stated some of these ideas could begin next summer while the restoration is still going on. He stated this type of restoration is not the kind that they have to put out to Bid with a timeframe, and it will be done as they get volunteers and money so it could take two to three years and will be done in a fashion that will not cost the residents money but will get the farm house restored. He stated if they have some of these events taking place while the restoration is going on, there would be money “in the bank” to do the ongoing maintenance of the property.

Mr. Gavin stated some things could be done for which they would charge an admission such as movies, concerts, and a barn dance. He stated they could partner with the Bucks County Performing Arts and have a concert on the lawn

or inside the barn, and this would be very attractive to the community. He stated once the House is restored, they could have a Holiday gift giving event for children in need.

Mr. Gavin stated they feel they have presented to the Board something that has little financial impact on the Township and can be sustained.

Ms. Tyler asked what they are asking from the Board tonight; and Mr. Gavin stated they are asking them to sign a “MOU,” although not tonight, and to direct Mr. Truelove to work with them on signing the MOU which Ms. Wharton authored which is a “handshake document” that says what Patterson Farm Preservation and the Township will do. He stated there is a ninety-day out for the Township and Patterson Farm Preservation. Ms. Tyler stated assuming they sign the Memorandum of Understanding, what would be the first three things they would do and how would they accomplish them. Mr. Gavin stated they would first ask for the environmental evaluation. Ms. Tyler asked if they will help pay for that or would they expect the Township to pay for it; and Mr. Gavin stated he would hope that the Township would pay for that. Ms. Tyler asked how much cash Farmland Preservation has on hand to get started; and Mr. Gavin stated they have very little cash on hand. He stated they will do this getting donations from the Township and with Mr. Hirko’s work. Mr. Gavin stated Mr. Hirko has spoken to people who are willing to work with him.

Mr. Gavin stated the beams in the basement, which are timber beams and which have been impacted by insects, are the biggest structural problem in the House. He stated some of the beams are not sound, and they need a structural analysis; and hopefully their volunteer architect can do that. Mr. Gavin stated Mr. Grenier also had some ideas about this. Mr. Gavin stated they would need drawings of how the work needs to be done. Mr. Grenier stated in doing the Plans, they would have to go through the Township’s Codes and Ordinances to make sure that any design they come up with has Building Permits, etc. before any construction actually starts.

Ms. Tyler asked Mr. Truelove if the Historic District rules would apply to this home as they were applied to the Janney-Brown House; and Mr. Truelove stated if it is in the Historic District, they would, and the Green Building Ordinance would apply as well since it is a Township-owned property.

Mr. Grenier stated his major concerns are the structural issues. He stated he talked to Mr. Fedorchak about what the Township had done in the past at the Satterthwaite homestead, and the Township has invested money in different parts of the homestead in the past although more went into the barn than into the House and costs to the Township were approximately \$750,000 to \$760,000 since 2005

excluding the taxes the Township paid on it. Mr. Grenier stated he also asked Mr. Fedorchak what the Township spent on operating costs. He stated he would like to hear from Patterson Farm Preservation more details as to how they will address the issues in the Remington Vernick report and would also like to see a long-term operations and management budget for the House.

Mr. Pockl stated the cost estimate he provided was based on their visual observation of the House as they walked through it. He stated it did not include anything that they could not see that might become exposed as the work is being done. He stated it also did not include any environmental remediation work that could likely be required based on their initial observation. He stated it also did not include bringing the House up to Code.

Mr. Grenier stated ignoring volunteer labor, previous reports have concluded that it would take from \$400,000 to \$750,000 to restore the House to a certain condition with additional monies for additional improvements. He stated he is curious as to how they will deal with the issues that have been raised in all of those previous reports and how they will deal with those amounts. Mr. Hirko stated he knows one of the architects that did a write up a number of years ago, and they would have to take 48% off the top of that for labor since they would not have prevailing wage. Mr. Hirko stated with regard to Ms. Tyler's question as to where they would start, he agrees with Mr. Gavin that they would have to start in the basement and shore everything up and go according to an architectural plan that would be drawn up. He stated they would have to take care of all the framing issues in the House before they could let anyone in. He stated he would then get the House closed up from the weather including dealing with the windows.

Mr. Grenier stated while it looks like one continuous House, once you are in there it is really two with a connection down the middle. He asked Mr. Hirko what his plans are for the House. Mr. Hirko stated there is a lot of debris that needs to be removed from the House and a lot of plaster that has been pulled down over the years looking for leaks after the roof had been repaired. He stated they would then go room by room fixing plaster, priming, and painting. He stated in a lot of rooms there are no structural issues. Mr. Grenier asked about bringing the House up to current Code standards, and he stated there is no bathroom on the first floor. He stated he is assuming the stairs will also have to be fixed. Mr. Hirko stated he does not feel they could do much with the stairs since the staircase above it is "right there." He stated that would involve removing the history and "historical fabric" of the House to redo the stairs. He stated he does not feel they could get involved with that, and they would have to put a "basket of hard hats at the bottom of the steps." Mr. Hirko stated he is not sure if something like that would be grandfathered in.

Mr. Grenier asked if they are planning to use the upstairs or seal it off; and Mr. Hirko stated possibly rooms on the second floor but not the third floor, and they would put locks on those doors. Mr. Grenier stated with regard to the bathroom and ADA, the best fit for that would be on the ground floor in the back toward the garage in the back kitchen. He showed the proposed location on the floor plan for the first floor. Mr. Gavin stated they are on a septic system, and he showed where they would tie in which would not be a major tie in because the bathroom that is in the house on the second floor is right above the location where they are proposing to put the bathroom on the first floor. Mr. Grenier stated they will need to check how well the existing septic is working, and Mr. Pockl agreed.

Ms. Tyler stated she feels it is great what they are trying to do, and she feels Mr. Gavin should continue working with Mr. Truelove on the Memorandum of Understanding to see if they can come to some agreement. She also stated she feels Mr. Hirko should try to provide the Board with more details on the first floor framing, the first steps he is going to take, how he will make sure that they are Code compliant, and how it will be funded. Ms. Tyler stated the Board of Supervisors needs to determine whether they want to go forward with the environmental study.

Mr. Lewis stated he feels the Board should vote to complete the Memorandum of Understanding. Mr. Truelove suggested that the Board authorize him to engage in discussions with Mr. Gavin and other members of the group to determine the appropriate document for purposes of the arrangement and the relationship between the Parties.

Ms. Tyler moved, Mr. Grenier seconded and it was unanimously carried to authorize Mr. Truelove to continue working with Patterson Farm Preservation Inc. to come to an agreement on a Memorandum of Understanding with respect to the rehabilitation of the Satterthwaite House on the Patterson Farm.

Mr. Grenier moved, Ms. Tyler seconded and it was unanimously carried to direct the Administration to initiate an Environmental Assessment Report that needs to identify the environmental hazards and recommended remediation measures.

Mr. Adrian Costello, 2122 N. Crescent Boulevard, stated this is still the Township's house; and if the house is at risk of collapsing or losing its structural integrity, as a Township resident, he feels the Township should do the work, and they should not wait for Mr. Hirko to decide how they can raise funds. Mr. Truelove stated there are some legal requirements that if the Township is doing it without some type of arrangement with the group, they may be subject to certain laws and requirements that will increase the cost. Mr. Costello stated he would like to see something in the Township's Budget to get the House to a state where they can start doing something.

Mr. Costello stated the Township is the owner of the House; and if they do not fix it, it could be demolished by neglect. Mr. Grenier stated the Township has taken steps to assess the House to see what needs to be done. He stated the Township has also spent a fair amount of money over the years, including recently on a structural analysis and will do an environmental analysis to set the base line. Mr. Costello stated as a resident of the Township, he feels the Township should have something in the Budget ongoing to help make sure the House is maintained. Ms. Tyler stated they do have a Budget line item for maintenance of the House. Mr. Grenier stated over the last fifteen years, the Township has put close to \$1 million into the House, and it is now bringing it to the next level.

DISCUSSION OF WILLIAMS AVIATION CONSULTANT TO REVIEW THE MERCER AIRPORT MASTER PLAN AND MOTION TO IDENTIFY CONSULTANTS

Mr. Richard Preston, Mr. Peter Kakoyiannis, and Mr. Joe Menard from the Trenton Mercer Airport Review Panel were present. Mr. Preston, 1522 Stapler Drive, stated they wanted to present some of the history for the new Board members, to provide an update, and discuss what they want to do in the near term on this problem. Mr. Preston stated there is a lot of air traffic over the area that is increasing and having a negative impact here and in New Jersey. He stated last year when they had a booth at an event, they had at least 100 people put their names on a distribution list and were concerned because they were seeing an increasing number of flights, and they were from a more diverse area not just Yardley Borough and Lower Makefield Township. He stated there were concerns expressed about disruptive noise and the 6 a.m. and after midnight flights. He stated New Jersey residents have expressed concern about pollution on their properties and are worried about their health. There are also concerns about property values and the Township tax base which effects all residents and not just those effected by the flight paths.

Mr. Preston stated last fall the Airport presented the draft Master Plan and discussed the “very modest” growth they are expecting in the air traffic industry, and the expected 20% growth within the next seventeen years; however, they are proposing to do a factor of five increase in their terminal size which seems out of synch with the growth patterns that they are projecting. Mr. Preston stated it is also out of synch with what they say publicly in business forms when they talk about their excitement over the growth of the Airport and what it will do for the area. Mr. Preston stated they feel it is disingenuous what they are presenting in the Master Plan for the growth projections versus showing what they want to do with the expansion. Mr. Preston stated he believes that they feel if they build it, the flights will come; and it will be a much bigger expansion over what they have now.

Mr. Preston stated their group has also started to corroborate with New Jersey residents, and it was disconcerting to learn that the Airport approached the New Jersey residents offering free tree trimming service to the residents in Ewing which came to be understood that they were trying to take down a lot of peoples' trees. Mr. Preston stated the New Jersey residents started to ask more question, and they have come to realize that in the Master Plan they are talking about eliminating forty homes and a few businesses in the vicinity of the Airport. Mr. Preston stated one of the residents asked at a public meeting when the draft presentation was being made if they are just expanding the terminal for baggage handling, why would they need to take their homes. Mr. Preston stated looking at the plans as to where they plan to expand where they fly, they will have a lot more flights involving a broader range of areas. Mr. Preston stated the preferred direction they will take off and land is over Yardley and Lower Makefield Township so we will bear the brunt of the noise, health effects, housing impact, and no economic benefit from the Airport operation.

Mr. Preston stated the Board of Supervisors established the Task Force about a year ago to look into the expansion issue and what could be done about it. Mr. Preston stated they recognize that there are many residents who like to use the Airport because it is convenient, close, and parking is easy; however, a larger Airport there will negatively impact our quality of life. He stated the Task Force recognized they needed help legally and politically, and that they needed to have a plan in place. He stated over a year ago the Airport had a very short window for comments on the Plan they were presenting, and BRRAM put out emergency messages to ask residents to send in comments about the Plan.

Mr. Preston stated their goal is to get them to comply with Part 150 which is a noise compatibility program which they are supposed to go through, and they would like Trenton to work cooperatively with the Task Force on implementing noise abatement procedures. He stated one of the Task Force members is an airline pilot who has talked about what he experiences with airports directing him on take offs, paths to take, and noise mitigation procedures. Mr. Preston stated Trenton will not respond to them so this is one of the areas where they would like to see political pressure put on Trenton to tell them they have to talk to the Township to discuss the impact on the community. Mr. Preston stated the planes are taking off and landing from the same direction in the same wind conditions. Mr. Preston stated they would also like them to perform an Environmental Impact Study. He stated when they published their draft Master Plan, they did not consider the impact on Pennsylvania; and they had a very limited area in New Jersey that they considered, and they would like to see that expanded.

Mr. Preston stated the Task Force has contacted Pennsylvania and New Jersey Legislators and some of the State Representatives. He stated as to the legal approach with the Board of Supervisors' backing, they hired an independent law firm, and they are now proposing that the Board approve hiring a consulting firm with very strong aviation experience to make realistic recommendations as to how to go forward. Mr. Preston stated the Board had hired Barbara Lichman last year who had provided comments on the initial draft in May/June and identified irregularities which were suitable for challenging on legal grounds. She also provided input for an Amicus Brief that unfortunately was ignored. Mr. Preston stated Ms. Lichman has recommended using Williams Aviation Consultants adding that he has provided her technical analysis, and she then formulates the legal response to the FAA.

Mr. Preston stated the Task Force tried on a number of times to meet with Brian Hughes at the Airport; however, he would not respond to the Task Force and also returned their mailings. He stated they did meet with New Jersey Representative, Bonnie Watson Coleman's staff; however they have not had any further contact from her office. He added that she is very connected with the Airport as she is on the Transportation Committee. He stated State Rep Shirley Turner did help them establish the relationship with the New Jersey residents who have established their own group, the Mercer Quiet Skies organization. Mr. Preston stated they met with Brian Fitzpatrick a year ago who provided advice as to how to proceed; and he is planning a meeting in his District beyond just Yardley and Lower Makefield, and he is also interacting with the FAA Administrator. Mr. Preston stated there is also a Congressional Caucus that is addressing the complaints communities have about noise that are not addressed by the current regulations. Mr. Preston asked that representatives from the Board of Supervisors attend the meeting held by Mr. Fitzpatrick.

Mr. Preston stated they are also asking the Board to follow up on their approval from last fall about hiring George Williams, and are asking for help in writing his statement of work; and they feel Mr. Grenier might have specific ideas on what to include. He stated they have a draft that Mr. Williams' wrote for the Board to review; however, they do not feel it is as precise as they would like, and they are asking for help with that. Mr. Preston stated Ms. Lichman has indicated that Mr. Williams' input would be very important to her to help her make the case to the FAA. Mr. Preston stated they would also like the Board to continue retaining Ms. Lichman to support this. They would also like Mr. Williams to be retained so that as soon as they have the Master Plan, he will be ready to work on it as they have to act quickly once the Master Plan is available. Mr. Preston noted the back-up material that the Board had been provided in their packet.

Mr. Joe Menard, 917 Putnam Drive, stated they are looking for a quick timeline to go over their concerns adding the Board does not have the statement of work to vote on because they felt it required some more work; and they would like to meet with a Board member possibly Mr. Grenier and Mr. Truelove to get this completed.

Mr. Lewis stated it is possible that they may not get a Plan for a while, and he would not want to be in a situation where they are starting to allocate money for someone they are not ready to use. He asked if they could have the statement of work prepared; and once they know there is a Plan, they could then act on it and sign the statement of work. Mr. Menard stated they could have it in place, but it would not become active until the Master Plan is released; however, they want to have Mr. Williams engaged and know what will be his task once it is released.

Mr. Grenier stated he feels they could come up with a statement of work/ engineering contract to get the terms and conditions done; and once they get everything that they will look at, they will issue a work order specific to what they are going to look at and spell that out in more detail. Mr. Lewis stated he would not have a problem with that so they are prepared to proceed as quickly as possible. Mr. Lewis stated he is dismayed that Mr. Hughes would not respond to them.

Mr. Peter Kakoyiannis, 1413 Silo Road, stated he feels they should have this in place since Mr. Williams could be engaged in something else when they need him. Mr. Kakoyiannis stated he has reached out to some people in New Jersey to arrange a meeting with someone who has authority who could discuss this with or without Mr. Hughes.

Ms. Tyler stated she feels that they need to find friends in New Jersey; and Mr. Kakoyiannis stated this is a regional issue. He stated they do not want to shut down the Airport but want them to take into consideration everyone in the effected area. Mr. Lewis stated the interactions with New Jersey have not always been so friendly to Lower Makefield Township; however he is hopeful that with the change in Administration, there will be more constructive dialogue. Mr. Lewis stated he might be able to help in this area.

Ms. Tyler stated when they first began this there had been cost sharing with Yardley Borough and Upper Makefield, and she feels they should revisit that if they are contemplating spending more money. Mr. Menard stated that was discussed at their last meeting, and they do intend to follow through with that. Mr. Lewis stated he feels the Board would be willing to discuss this with the Township Supervisors in the neighboring communities. Mr. Preston stated he did send information to the Mayor of Newtown Township and to Middletown Township, but he has not heard

back from them. Ms. Tyler stated they could also be invited to the Fitzpatrick meeting. Mr. Preston stated they wanted to be educated about the problem that is also effecting their residents as well.

Mr. Grenier stated he has background in this type of work. He stated they indicated that this is a 90% Federally-funded project, and Mr. Preston stated that is what they have been told. Mr. Grenier asked what the Airport has done historically in terms of the NEPA review as they have to do something, and he asked if they have done a categorical exclusion or an EA; and he asked what were the findings then.

Mr. Truelove stated he could send Mr. Grenier the Brief and the history of that since one of the claims was that NEPA was not properly filed and a Categorical Exclusion was not properly given.

Mr. Grenier stated he looked at Mr. Williams' bio, but it only discusses that he was a air traffic controller which is not NEPA. He stated he also looked at his Website and found that Ms. Lichman uses him a lot for airport obstruction analysis. Mr. Grenier stated for something that involves a NEPA analysis, he is a little skeptical about Mr. Williams based on what he has read as well as the fact that they are coming from out West. Mr. Grenier stated he knows that there are numerous NEPA experts specific to airports in our region that might know more who do not have the relationship with the attorney in California. Mr. Preston stated this is why they are coming to the Board, and they would not be resistant to that. Mr. Grenier stated before they sign any agreements or engage anyone, they want to make sure that they have the right people.

Mr. Lewis stated he feels they could have a Motion to continue discussion to create an Agreement with Williams but at the same time consider other vendors as well for the same services. Ms. Tyler asked Mr. Truelove how they should proceed, and Mr. Truelove suggested that there be a Motion to authorize the professionals to develop the appropriate documentation and bring it back to the Board for consideration to hire the appropriate consultant. Mr. Grenier asked if they should have an RFP, and Mr. Truelove stated that may be appropriate as well. Mr. Lewis stated the Township is empowered to select professionals for services; and he feels in this case, if they reviewed three or four vendors, they could narrow that down.

Ms. Tyler moved and Dr. Weiss seconded to direct the staff and professional staff to identify potential consultants and continue to vet the existing consultants in an effort to employ them to review the Trenton-Mercer Airport Master Plan once submitted.

Mr. Glen Reitmeirer, 1124 S. Houston Road, stated he believes that this Airport issue is the highest quality of life issue that many in the Township face; and it is a key property value and tax base issue. He thanked the Task Force for their work and the

Supervisors for their support of the issue. He suggested that in considering the retention of professionals, that they look not only at the expansion plan itself, but the incentives to help New Jersey and the Airport implement the proper noise abatement procedures which are used at most major airports but which have been ignored at Trenton-Mercer.

Mr. Bud Didonato, 27 Concord Lane, stated his farm abuts 95; and they have planes flying over all day long. He stated he feels it would be wise for the Board of Supervisors Chairman to contact Brian Hughes and Congresswoman Coleman which could have a better effect. Mr. Lewis stated he has someone who can help him with that.

Mr. Kakoyiannis stated the brother of Congresswoman Coleman is involved in the transportation management of the Airport so there is an apparent conflict although it has never been brought out officially.

Ms. Sue Herman, President of Residents for Regional Traffic Solutions, Inc., (RRTS) asked that they make a Motion tonight to hire the aviation consultant to review the Airport's updated Master Plan with the goal being that the required Environmental Impact Statement is done and measures the cumulative effect of all projects that have been done over the past 20 years. Ms. Herman stated they are not trying to shut down the Airport, but they want to make sure that it operates under the law and that they are good neighbors. Ms. Herman stated the Airport has "acted irresponsibly" for years, and multiple upgrades have occurred that have dramatically changed the surrounding community without ever conducting the Environmental Impact Statement that is required by NEPA. Ms. Herman stated she will provide to the Township a copy of a 12-page letter dated October 9, 2017 and she noted all those to whom it was sent including some of the Board of Supervisors. Ms. Herman stated it appears that the Federal Aviation Administration, the Delaware Valley Regional Planning Commissions, and politicians up the line through the Federal level have lost "their moral compass."

Ms. Herman read portions of a Guest Opinion written by Mercer County Executive, Brian Hughes dated September, 2017 titled "Proud of Trenton-Mercer Airport's Illustrious Past Energized by Its Promising Future" including the comments that it has a future as a premier travel hub with 90% of the project being funded by the Federal Aviation Administration. She also noted comments from the Delaware Valley Regional Planning Commission July, 2014 publication titled "2040 Regional Airport System Plan" which indicated that the priorities would be expanding the commercial air service capacity and sustain and improve infrastructure to attract more users and indicated that the report was being prepared with the support of the Federal Aviation Administration.

Ms. Herman stated the expansions are going to be big, and the impacts are going to be “horrendous” if we do not get an Environmental Impact Statement that assesses the future expansion as well as the cumulative effects that have taken place “under the radar screen.” Ms. Herman stated the Board should proceed as quickly as possible and put a down payment down with the professional of choice, and insure that the professional of choice is also valued by our attorney. Ms. Herman stated she understands that Mr. Williams’ name came from Barbara Lichman, and they should discuss with her about what her experience has been with that professional. Ms. Herman stated the Board of Supervisors is responsible for the residents’ safety, their quality of life, and the property values: and she asked that a Motion be made this evening.

Ms. Holly Bussey, 20 Knoll Drive, President of BRRAM, stated by law Mercer County is to announce that there are a certain number of days people have before a public meeting is held; and often it is a one-line public notice only. She stated it is very small and could be easily overlooked. She also stated it is their call whether they choose to put a notice like this in a Pennsylvania paper. She stated she believes that the Township did receive a letter from Mercer that they would advise them when the Hearings would happen. Ms. Bussey stated that was six months to a year ago. Ms. Bussey stated the Task Force could send a letter to Mercer County repeating that they want to be advised in due time when the Hearing will be held so that they can prepare. Ms. Bussey stated the last time the Master Plan came up it was by “happenstance” that they found out. She stated the idea of vetting an airport consultant is a great idea; but she asked that they not take months to do this since the Master Plan could come out, and they would have to react in under a week.

Motion carried unanimously.

A short recess was taken at this time.

DISCUSSION AND AUTHORIZING THE ADVERTISING OF AN ORDINANCE AMENDING THE TOWNSHIP CODE RELATING TO CONSTRUCTION CODE AND PROPERTY MAINTENANCE STANDARDS

Mr. Jim Majewski, Director of Planning and Zoning, was present. He stated they have been looking into updating the Codes since a lot of them are out of date specifically those relating to Construction Codes and Property Maintenance Standards. He stated in 2006, the Township adopted a new Chapter 97 called the Uniform Construction Code, and they adopted the Pennsylvania Uniform Construction Code which regulates how Codes are done throughout the State, and Lower Makefield adopted into that Code. He stated because of that a number

of Chapters in the Township's Ordinance are redundant and conflicting with Chapter 97. He stated they went to the Planning Commission which unanimously recommended that these Amendments be adopted, and he reviewed the specific Amendments.

Mr. Majewski stated for Chapter 153 related to Property Maintenance, the current Ordinance references the BOCA Basic Property Maintenance Code of 1993; and they recommend that be updated to the most current Code which is the International Property Maintenance Code for 2018.

Mr. Majewski stated with regard to Chapter 150 dealing with plumbing, Article 2 deals with plumbing standards; and since the Township now uses the Pennsylvania Uniform Construction Code which references the International Plumbing Code, that is all unnecessary except they should keep in the one line that requires copper pipe be used for all underground installations as recommended by the Township's Building Code official due to the fact that copper is a better material than plastic pipe.

Mr. Lewis asked Mr. Majewski to provide an overview of the Pennsylvania Uniform Construction Code and BOCA. Mr. Majewski stated all building in the Township is regulated by Building Codes which prescribe the way that things are put together, the methods that are used, and certain standards that need to be met in all new construction, alterations, and additions to buildings including plumbing, mechanical, electrical, energy conservation, general building for residential and commercial buildings; and those standards are set by the State which are updated periodically. He stated currently Pennsylvania uses the 2009 International Residential Code and they are currently looking to update that as they adopted the 2009 Code with pieces of the 2012 Code for various sub specialties and sections of the 2015 Code. He stated he believes that Pennsylvania is heading toward ultimately adopting the 2018 International Building Codes with some minor additions.

Mr. Grenier stated sometimes they are working off of the 2009 version, and sometimes the 2015; and they are possibly going to adopt the 2018. He asked if there is any way they could write the Ordinance in such a way that they would not have to come back every few years to revise the Ordinance because the State has updated something. He asked if they could write it as they are going to write the Green Ordinance and go with the latest version of the Code. Mr. Majewski stated he believes that Chapter 97 does reference the Pennsylvania Uniform Construction Code and says, "as Amended;" so as it is amended, it will update itself.

Mr. Majewski stated the new Code Enforcement Officer advised that currently Chapter 97 does not have a Violations or Penalties clause in it; and so he would recommend that this be added so that the Township has the ability to enforce the

Code since currently they do not have the authority based on the Ordinance to properly enforce those Codes. Mr. Grenier asked Mr. Truelove if there is anything in the Second Class Township Code that would prevent the Township from enforcing certain things; and Mr. Truelove stated there is not, and they would just need to be compliant with whatever the cap is that is available. He stated they can have enforcement provisions; and there are different ways to do it such as District Court, the Zoning Hearing process, or through an Action in Equity.

Mr. Lewis asked if there is a way to write the Ordinance so that they are always seeking up to the max as permitted by State law; and while they would not necessarily ask for the max in each case, they would have maximum enforcement authority. Mr. Truelove stated they could do that, and include that the penalties will not exceed the maximum available pursuant to the Second Class Township Code and any other applicable statutes, regulations, or Codes; and that could be drafted in. Mr. Majewski stated that is typically the way they are written, and they would not have to go for the maximum depending on the level of cooperation and the level of violation that they run into.

Ms. Tyler moved, Dr. Weiss seconded and it was unanimously carried to authorize the advertising of an Ordinance amending the Township Code relating to construction Code and Property Maintenance Standards.

DISCUSSION AND APPROVAL OF PUBLIC NOTICE PROCEDURE AMENDMENT

Mr. Majewski stated they have been discussing the Public Notice requirements for the Township, and they went in front of the Planning Commission in February and got their input which ranged from there should not be any Notice requirement at all because it is not required by the Pennsylvania Municipalities Planning Code, to notifying people by Facebook, newspaper, by mail, or by posting the property; and what he has provided the Board tonight is what he feels is the best method to notify people by a variety of methods.

Mr. Majewski stated he looked at twenty Municipalities in Bucks County to see how they handled the Notice requirements for Subdivisions and Land Development; and half of the Municipalities do not mandate a Notice for Subdivision and Land Development and specifically eleven out of twenty have no Notice requirement contained within their Ordinances. He stated four of them, including Lower Makefield, have a requirement that people be notified within 1,000 feet of the property, two of them have a 500' radius for the notification, two only require that you notify adjoining or abutting property owners, and one just requires a newspaper advertisement at the discretion of the Township.

Mr. Majewski stated he came up with what he feels is the best way to satisfy most of the issues that were raised by the Planning Commission, Township staff, our consultants, the general public, and Board members during the Hearings on different projects over the years. He stated he feels they should require that notification be provided to property owners within five days of the initial Plan submission including a Sketch Plan, and that the developer notify them by Certified Mail everyone within a 500' radius for all Major Subdivisions and Land Developments. He stated for Minor Subdivision or Lot Line Changes, that the notification would be by Certified Mail by the developer to adjoining properties including those across the street since they are usually less impactful than Major Subdivision or Land Development. He stated they should also be required to post the property physically like they do for the Zoning Hearing Board with a sign installed at the property at several locations where it would be visible to people driving by that there is something that is going to be happening at the property, and that they can contact the Township with inquiries about the project. Mr. Majewski stated they would also prescribe the Notice that the developer puts out, and they could do that separately and not necessarily as part of the Ordinance; and it would be a "fill-in the blanks" so that the Notice that goes out to the property owners is thorough, consistent, lists the size and scope of the project, where it is located, the number of parking spaces, size of the building, number and size of the Lots, and how much open space, etc. so that people will get a sense for what impact this may have on them.

Mr. Majewski stated although it will not be in the Ordinance, the Township will still post all the information on the Township Website which they started to do over the last few months. He stated they have gotten a lot of feedback from people who have inquired about projects after they have looked at the information on line.

Mr. Majewski stated another part of the Notice would be that prior to the first Planning Commission meeting that we publish a notification in the newspaper ten days prior to the meeting. He stated that will give people plenty of notice so that they can make arrangements to attend the Planning Commission, and it also would have the effect of notifying everyone in the entire community since it would be in a publication of general circulation within the Township. He stated they would also have that same Notice published prior to Final Approval before the first Planning Commission meeting so that everyone would be aware. Mr. Majewski stated he added an additional clause based on discussions with several people and the Planning Commission that in the event that Plans are still under consideration a year after they were first submitted that it be republished for the next public meeting for the project whether that would be a Planning Commission meeting or a Board of Supervisors meeting.

Ms. Tyler stated Mr. Majewski's office is going to be the one that will have to administer, abide by, and enforce these rules; and she asked how much of a shift this will be from the current way of doing business. Mr. Majewski stated it will slightly lessen their burden and costs while at the same time he feels it provides for a more robust method of notifying people as they will get it by mail, see it by driving by the property, and it will be in the newspaper. Ms. Tyler asked what the impetus was for Falls Township repealing their public notice requirements; and Mr. Majewski stated while he did not know, it may have had something to do with antiquated or conflicting language. Ms. Tyler stated Lower Makefield will be going above and beyond what is required for the benefit of notification of our residents, and Mr. Majewski agreed. He stated most Municipalities do just one Notice at the beginning, but Lower Makefield does it at the initial submission of the Plan, at Preliminary, and at Final.

Mr. Grenier stated this will be the responsibility of the Applicant and not the Township; and Ms. Tyler stated that is correct, unless it would be the Township's Application. Mr. Majewski stated the Township will still be checking it. Mr. Grenier asked if they included the acceptable source of the property owner addresses, and Mr. Majewski stated he did not. Mr. Grenier asked if that is something that should be clarified to make sure the Applicant is using the correct information. Mr. Majewski stated typically they would get that listing from the County, and he stated possibly they should include something to indicate whatever is generally available from the County. Mr. Grenier stated he feels that would be helpful for the Applicant to provide them guidance as to what they should be using. Mr. Fedorchak asked if they should be more specific as to what that list is, and Mr. Grenier stated he feels that would be helpful. Mr. Truelove stated he believes it would come from the Board of Assessment.

Mr. Grenier stated he is in favor of all the information being included in the Notice that Mr. Majewski has indicated such as the number of parking spaces, open space percentage, etc.

Mr. Grenier asked how they are defining the term "adjoining" to make sure they are covered, and Mr. Truelove stated given recent history it would be good to define that term as that could cause an issue if someone decides to challenge it.

Mr. Lewis stated on the Township Website there is a SALDO spreadsheet that anyone can go on and see all the proposed projects, where they are in the process, and the action that was last taken. Mr. Majewski stated he updates this once a month. Mr. Lewis stated while that does not have to be reflected in this Ordinance, it is important to know that the Township is taking the most aggressive steps they can in keeping people informed; and he thanked Mr. Majewski for his work on that.

Mr. Majewski stated on that Subdivision Land Development Status Sheet, it even has hyperlinks to click on that take you to the Meeting Minutes of prior meetings so you can read what happened previously.

Ms. Tyler moved, Dr. Weiss seconded and it was unanimously carried to publish the public notification procedure recommendations as outlined by Mr. Majewski with definitions for “adjoining” and “abutting” and specification of the Bucks County Board of Assessment list as the source list for properties to be notified.

Mr. Truelove reported that the Board met in Executive Session starting at 6:30 p.m. and items of Real Estate and personnel were discussed.

APPROVAL OF REGENCY AT YARDLEY SOUTH PARCEL RESIDENTIAL DEVELOPMENT AND FINANCIAL SECURITY AGREEMENTS PHASES IV AND V CARRIAGE HOMES WITH TOLL PA XV., L.P.

Mr. Fedorchak stated the staff is recommending to the Board of Supervisors approval of the Residential Development and Financial Security Agreements for Phases IV and V which are the last two phases of the Toll Bros. carriage home sections located on the south side of Big Oak Road. He stated Phase IV has 39 Lots and Phase V has 26 Lots. Mr. Fedorchak stated the Bond has been posted with the Township and the required Escrow check to recoup professional service charges has been posted with the Township. He stated the Township also has their Certificate of Insurance. Mr. Fedorchak stated Mr. Majewski and Mr. Garton, who has served as Conflict Attorney in this matter, have reviewed the Agreements.

Dr. Weiss moved, Ms. Tyler seconded and it was unanimously carried to approve the Regency at Yardley South Parcel Residential Development and Financial Security Agreements for Phases IV and V with Toll Bros.

SUPERVISORS REPORTS

Mr. Lewis asked Mr. Majewski to report on the Zoning Hearing Board meeting as he was unable to attend, and Mr. Majewski stated there was one Application which was approved.

AWARD OF BID FOR ROAD MATERIALS FOR 2018-2019

Mr. Hucklebridge noted the Bid for asphalt and stone materials through the Consortium for 2018/2019. Mr. Hucklebridge read his recommendations.

Ms. Tyler moved and Mr. Grenier seconded to approve the Bid package as outlined by Mr. Hucklebridge.

Mr. Mike Brody, 509 Brookbend Court, stated last week they approved repaving of Oxford Valley Road; however, he believes that they stopped at Mill Road and that road is in poor condition. He asked why they did not continue down toward the other parts of Oxford Valley Road and could the project be expanded.

Mr. Fedorchak stated it is a function of how much money they have at this point. He stated they attempt to address roads throughout the community. He stated they are aware of the stretch of road that Mr. Brody is discussing, and they know it will need to be resurfaced. He stated they had an opportunity for a Grant in the amount of \$300,000 for the front end; and when Mr. Pockl reviewed the figures, the cost of doing the section from Edgewood down to Mill Road was about \$600,000, and the Grant criteria is a 50% match so they did it that way.

Motion carried unanimously.

OTHER BUSINESS

Mr. Fedorchak complimented Mr. Hucklebridge and the entire Public Works Department for their handling and managing multiple storms. He stated he knows they worked a significant number of hours. Mr. Fedorchak asked Mr. Hucklebridge to pass their thanks on to his crew. Ms. Tyler stated they have also heard that certain employees were helping people who were stuck. Mr. Grenier stated he feels it has been a combined effort between Public Works and the Police Department. He stated he has a neighbor who has medical issues who lives on a steep hill, and whenever there is a threat that power could go out, the individual needs to get to the hospital quickly; and during the storms, he has seen a plow truck, ambulance, and Police cruiser helping this neighbor.

There being no further business, Mr. Tyler moved, Mr. Grenier seconded and it was unanimously carried to adjourn the meeting at 10:30 p.m.

Respectfully Submitted,

Kristin Tyler, Secretary