

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – JANUARY 20, 2021

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held remotely on January 20, 2021. Ms. Blundi called the meeting to order at 7:40 p.m. and called the Roll.

Those present:

Board of Supervisors: Suzanne Blundi, Chair
John B. Lewis, Secretary
Frederic K. Weiss, Treasurer
Daniel Grenier, Supervisor

Others: Kurt Ferguson, Township Manager
David Truelove, Township Solicitor
Andrew Pockl, Township Engineer
Kenneth Coluzzi, Chief of Police
Monica Tierney, Park & Recreation Director

Absent: James McCartney, Vice Chair Board of Supervisors

PROCLAMATION HONORING PATRICIA BUNN FOR YEARS OF SERVICE ON
PARK & RECREATION BOARD

Ms. Blundi stated Ms. Bunn had been a member of the Park & Recreation Board since 1999. She was an invaluable member and was instrumental in the creation of the Dog Park. Ms. Blundi read the Proclamation into the Record. Mr. Grenier stated as he noted at the previous meeting, he served as the Supervisor Liaison to Park & Recreation. He stated she brought a great deal of practical knowledge to the Park & Recreation Board, and she was very supportive of the Dog Park and Scouts who were doing projects in the Township.

COVID 19 UPDATE

Mr. Ferguson stated the Township continues with the protocols, and they will continue to meet remotely at least for several months longer with the concern of keeping the Township representatives and the public safe in conducting the meetings.

Mr. Grenier stated the Bucks County Health Department has a Website with a lot of information. He stated if you provide your information, they will contact you when you are eligible to get the vaccine when it is available locally.

Mr. Grenier asked Mr. Ferguson and Chief Coluzzi if they have heard anything from the County or State as to when we might see more vaccines coming locally. Chief Coluzzi stated while he cannot answer that question, he knows that they have not started yet with those in 1B. He stated 1B is law enforcement and some administrative staff that works with law enforcement. He stated he expects that to start possibly in mid-February. Chief Coluzzi stated as noted by Mr. Grenier, by going on BucksCounty.org you can sign up and provide your information.

Mr. Lewis stated he understands that the County has not been receiving as much supply as private health care providers within Bucks County. He stated hopefully over time as supplies increase, the three vaccination sites in Bucks County will be fully stocked.

Ms. Blundi stated she believes that the statistics shared by the County to date show that compared to the rest of the State we are actually doing fairly well.

COMMUNITY ANNOUNCEMENTS

Ms. Tierney stated information about Park and Recreation digital recreation opportunities can be found on the Township Website.

Ms. Tierney stated Pool Registration opens next week at the discount rate for the residents. She recommends to those unsure whether they want to join or not this year, that they register now in order to get the discount; and they can decide up to the Pool opening whether they want to sign up. She stated there will be an informational meeting on Zoom on February 10 to go over the survey results. Information on the Zoom meeting can be found on the Township Website, social media, and by e-mail if you are signed up to receive e-mails from the Township. She stated those interested in receiving Township e-mails can contact her at monicat@lmt.org.

Mr. Grenier stated January 9 was National Law Enforcement Appreciation Day, and he thanked the Chief and the Officers for the job they do. Chief Coluzzi thanked the Board for their support over the years which is appreciated.

APPROVAL OF MINUTES

Mr. Grenier moved, Dr. Weiss seconded and it was unanimously carried to approve the Minutes of December 16, 2020 and January 4, 2021 as written.

TREASURER'S REPORT

Approval of Warrant Lists from December 21, 2020, January 4, 2021, and January 18, 2021

Dr. Weiss moved, Mr. Grenier seconded and it was unanimously carried to approve Warrants Lists from December 21, 2020, January 4, 2021, and January 18, 2021 for a total of \$1,346,442.47.

TRAFFIC SIGNAL IMPROVEMENT PROJECTS AND APPROVAL TO ADVERTISE

Big Oak/Makefield Roads and Route 332/Mirror Lake Road/Creamery Road

Mr. Joe Fiocco, Township traffic engineer, was present to discuss these two ARLE Grant projects. He stated ARLE Grants are the Red Light Enforcement Grants which started in Philadelphia as a pilot program. He stated those running a red light are fined \$100; and when the ticket is paid it goes into a pool of money. PennDOT takes this money and lets the City of Philadelphia be reimbursed for their costs and a portion of the money collected is allotted to the rest of the State for improvements at intersections which are safety-related improvements. Mr. Fiocco stated since it is so competitive, Townships typically offer a match to increase their chances of being awarded an ARLE Grant.

Mr. Fiocco stated in 2017 Lower Makefield Township was awarded two Grants. One was for Big Oak Road/Makefield Road signal modernization, and the other was for Yardley-Newtown Road/Mirror Lake/Creamery Roads. He stated the driving force behind the Big Oak Road/Makefield Road project was for pedestrian safety, and the other project was to bring it up from a technology standpoint to help with the By-Pass and Route 332.

Mr. Fiocco stated the estimated cost in 2017 when the Application was submitted for the Big Oak Road/Makefield Road project was \$295,000. The proposed local match was \$35,000 which was essentially the design portion. The scope of the work is to improve pedestrian accommodations.

Mr. Fiocco stated there will be crossings on all four corners of the intersection with crosswalks, push-buttons, and pedestrian signals with count-down signals. He stated once the project is completed, the Township can go back to PennDOT and ask for reimbursement for the ARLE award, and it will be up to \$260,000. He stated PennDOT has \$260,000 set aside waiting for the Township to claim after the project is completed.

Mr. Fiocco stated Big Oak Road has just been overlaid by PennDOT. He stated all four crossings are proposed to have the high-visibility crosswalks. When PennDOT overlaid Big Oak Road, they put in the older, simpler parallel lines because the exact location of the proposed crosswalks were not approved yet, and they did not want to mill out a lot of surface material unnecessarily.

Mr. Fiocco stated the intersection currently has one mast arm which is very old. The proposal is to put in four mast arms so each approach will have traffic signals out above the intersection that you are facing at all four approaches. He stated there will be pedestrian crossings at all four corners, and ADA ramps.

Mr. Fiocco stated at the Route 332/Mirror Lake/Creamery Road intersection, once the project is completed, those driving down the road will not notice anything different. He stated this is the installation of fiber optics connecting the signal with the other signals that are tied into the Newtown By-Pass, and this will help when PennDOT goes in with their adaptive system which helps alleviate congestion on corridors. Mr. Fiocco stated the estimated cost for this project was \$79,000 in 2017, and the local match proposed was \$20,000. Mr. Fiocco stated \$59,000 was approved by PennDOT which the Township can request from PennDOT when the project is complete.

Mr. Fiocco stated this project was designed by the previous traffic engineer for the Township, and the project is ready to move forward at this point.

Mr. Fiocco stated they are asking the Board of Supervisors to approve the advertisement of both projects at this time.

Mr. Lewis moved and Mr. Grenier seconded to advertise Bids for the Big Oak/Makefield Roads signal improvements.

Ms. Blundi stated she is pleased to see the work will be done at this active intersection especially for students in the area because of the enhanced safety.

Mr. Grenier stated there are Schools and other religious facilities in this area so there is a lot of potential foot traffic. Mr. Grenier stated there had been concerns raised previously by the owners of Big Oak Citgo, and he asked if there is anything that needs to be addressed prior to approval tonight. Mr. Grenier also asked Mr. Fiocco if he did the design for this intersection or was it done by TPD. Mr. Fiocco stated SAFE is doing this intersection design. Mr. Fiocco stated they are still working on the design of the ADA ramps. He stated they also need to get PennDOT approval before advertisement. He stated what is proposed at this intersection will provide much better accommodations for pedestrians that use the signal and will upgrade all of the signal equipment.

Mr. Lewis asked if there is any intent to put additional ramping along the CITGO side. He stated currently the gas station is flush with the road. He asked if there is a plan to put additional curbing along the road; and Mr. Fiocco stated while there will not be curbing, there will be an additional ADA ramp. He stated PennDOT was insistent that all four corners would have an ADA ramp at the four crossings of the intersection.

Mr. Lewis stated it should be made clear that there are no red-light cameras in Lower Makefield collecting Fees, and the Township is just using the money from the City of Philadelphia.

Motion carried unanimously.

Mr. Lewis moved and Mr. Grenier seconded to approve advertisement of the Route 332/Mirror Lake/Creamery Road project.

Mr. Lewis asked Mr. Fiocco if he anticipates that this may go over the allotted cost that has been allocated at this time. Mr. Fiocco stated he is not in a position to answer that question adding that TPD did the design. He stated the bulk of the project is the fiber optic work, and he did not check their cost estimates for that. He stated if the amount comes in higher than what was approved, the Township will need to decide whether they want to spend the extra money or not. Mr. Fiocco stated the intent is to set this up so that PennDOT's traffic adaptive technology can be expanded from the By-Pass, and there would be incentive for PennDOT to come in and pay the additional costs and not the Township since this is actually setting PennDOT up to help their roads. He stated he feels if the costs come in high, the Township should ask PennDOT to fund the difference.

Mr. Fiocco stated they are recommending the emergency pre-emption that was not in the scope of work, but that is not too expensive. Chief Coluzzi stated a pre-emption device allows for emergency vehicles to control the lights from their vehicles in the event of an emergency.

Mr. Grenier asked Mr. Fiocco if he is satisfied with the design. Mr. Grenier asked if it is known what percent contingency TPD would have put in for this project. Mr. Fiocco stated he would have to check, but he is sure it is between 10% and 20%. Mr. Grenier asked if the Township is obligated to complete the projects if they come in well above budget, and Mr. Fiocco stated there is no commitment even if they come in under budget although they have already invested in the design.

Mr. Ferguson asked what would be the timeframe anticipated to give perspective Bidders once this is advertised. Mr. Fiocco stated the timeframe would be a thirty-day minimum and sixty-day maximum. He stated these are relatively simple projects. Mr. Fiocco stated with regard to the red-light cameras, this has expanded beyond the City of Philadelphia; and for those Municipalities who are eligible and you are approved, once you have the red-light cameras in your Township, you can collect the Fees so that the project pays for itself and with the balance that is left you keep half and the other half goes to PennDOT to distribute to the rest of the State. He stated there is an incentive for Municipalities to have this technology. He stated having these cameras does reduce crashes.

Motion carried unanimously.

PUBLIC COMMENT ON APPROVAL OF THE WARRANT LISTS

Ms. Tierney stated that Ms. Huret had attempted to speak on the approval of the Warrant Lists but was unable to connect at that time. Ms. Marilyn Huret, 484 Kings Road, stated the word “warrant” means to receive something and not to give something. She stated this is money being paid out and not coming in. She asked what is on the Warrant List and where can she view those items. Mr. Ferguson stated the Warrant List is a summary of all bills that are paid. He stated the detail being provided was implemented when Mr. Lewis was Chair. It outlines the dollar amount per Budget category. He stated it does not list all the individual checks. Ms. Huret asked where this is posted. He stated he will have to double check, but he believes the Warrant Lists and the Treasurer’s Reports are on-line.

Ms. Huret stated it cannot be called a “Warrant List” since a warrant is something that you get and not something that you pay out. Ms. Blundi stated they will take that under advisement. Ms. Huret asked Mr. Ferguson to send her the place where she can see the list on the Website so she knows what items we are paying for “even if they are miniscule amounts.”

Mr. Grenier stated on the Township Website you can look under Finance for the Treasurer’s Reports although he believes what has been posted to date is only up to July, 2020.

ENGINEER’S REPORT

Mr. Pockl stated the Board received his Report in their packet.

Approve Final Escrow Release for Lower Makefield Corporate Center – North Campus

Mr. Pockl stated this approval would be subject to audit by the Township. He stated all of the work has been completed, and there are no public improvements as all of the work was internal to the site, and no Maintenance Bond is required.

Dr. Weiss moved, Mr. Grenier seconded and it was unanimously carried to approve Final Escrow Release in the amount of \$1,679,700 subject to audit by the Township.

Approve Final Escrow Release for Lower Makefield Corporate Center – South Campus

Mr. Pockl stated this work has been completed, and there are no public improvements so there was no Maintenance Bond required to be posted.

Dr. Weiss moved, Mr. Grenier seconded and it was unanimously carried to approve Final Escrow Release in the amount of \$1,186,900 subject to audit by the Township.

Ms. Blundi stated both of these projects have increased the overall aesthetics at the Campuses. Mr. Pockl stated his firm is a tenant at the North Campus, and they are very happy with the improvements that they have made.

Approve Advertisement of the 2021 Liquid Fuels Road Program

Mr. Pockl showed a location map of the roads that are included in the 2021 Road Program which are Black Rock Road from the Canal towpath to Ardsley Road, Westover Road, Vernon Lane, Ovington Road, Tudor Lane, and Shelley Lane, east of Westover Road and west of Yardley-Morrisville Road adding that the piece in middle was recently paved and is in good condition so that has not been included in this year's Road Program. Mr. Pockl stated also included are Effingham Road, another segment of Shelley Lane, and Friar Drive, Teich Drive, Trend Drive, and Wynnewood Drive. Mr. Pockl stated this totals approximately 2.9 miles of roadway, and the estimated cost based on final quantities is approximately \$620,000. He stated all of these road segments are Base Bid items, and there are no Alternate Bids.

Mr. Pockl stated if the Board approves advertisement tonight, this would be advertised Friday of this week and Tuesday of next week. Everything would be Bid out through the PennBid Program. Tentatively a Bid opening is scheduled for February 11 which would be sufficient time given the Township's Responsible Contractor Ordinance to review the Bids, and ultimately they would be looking at an April/May construction period.

Mr. Pockl stated all of the roads are to be milled and overlaid. There are approximately nineteen ADA ramps that would be upgraded to PennDOT's current standards, and some inlet repairs will also be needed. Mr. Pockl stated along Black Rock Road where there is a double yellow line down the middle, they would include the reflective pavement markers in that area.

Mr. Grenier moved and Dr. Weiss seconded to advertise the 2021 Liquid Fuels Road Program.

Ms. Blundi asked if they could include a Bid Alternate, and she would recommend Silo Road. Mr. Pockl stated the remaining portion of Silo Road that is to be paved is estimated to cost \$120,000, and that would increase the amount of the Road Program from \$620,000. He added that is just the construction estimate and does not include engineering and construction management costs.

Mr. Ferguson stated that if an Alternate is included, it does not have to be done. He stated the cost estimate provided by Mr. Pockl is \$620,000, and there is \$645,000 Budgeted so there is some additional money; and they can see how the Bids come in.

Ms. Blundi stated she likes to have Alternates. She agrees that if the numbers come in that it is not possible to do any of the Alternates, they would not do them.

Mr. Pockl stated last year the asphalt price was \$469, and as of December, it was down almost 15%; however, that is just the material cost, which is a small portion of what his estimate involves, since a majority of the estimate is labor and equipment costs needed to complete the work.

Mr. Grenier stated he likes the approach of adding Bid Alternates. He asked if there is anything that could be added as an Alternate which would be in close proximity to the area where work is going to be done that would be more in line with \$50,000 which they may be able to do depending on how the Bids come in. He would also include Silo in case they are able to get extra funds.

Mr. Pockl stated Silo is on next year's list. He stated there are a number of other roads that are on next year's list that are in worse condition than Silo. He stated those include Ashbourne Drive and Dorothy Drive which is north of Quarry Road. Those would be \$40,000 for Ashbourne and \$32,000 for Dorothy Drive. Mr. Ferguson stated Mr. Grenier was asking whether there was anything immediately proximate to where they are going to pave. Mr. Grenier stated a good Bid Alternate would be in close proximity to where they are working since they would not have to move the equipment as far. Mr. Grenier asked if there is anything on the list for the next few years that would be closer to the area where they will be paving.

Mr. Lewis stated he always pushes for Bid Alternates. He stated it does not hurt to put Silo in as a Bid Alternate. He stated there is nothing in the Three-Year Plan that is close to what is on the list for 2021. He asked Mr. Pockl if Ashbourne and Dorothy are the worst 2022 roads, and they if have a lower cost component. Mr. Pockl stated he feels Jacob is in the worst condition out of all the 2022 roads; however, Jacob is also a half mile long.

Mr. Ferguson stated there are a number of roads that are estimated to cost \$50,000 or less and he noted Inverness, Ashbourne, Dorothy, James Court, and Greenmeadows. He noted the wider roads are more expensive to pave.

PROJECT UPDATES

Mr. Ferguson stated Sandy Run Road will be put out to Bid in the next day or two if it was not put out today.

Mr. Ferguson stated they had a meeting with Pennsylvania American Water which included Ms. Kirk regarding the Easement needed. He stated PennDOT wants the Easement to be in their wording which does not offer much flexibility, and they are discussing a Memorandum of Understanding regarding maintenance issues that would be Recorded but may not be able to be captured in the legalese of the Easement Agreement. Mr. Ferguson stated they are scheduled to meet with PA American Water again in two weeks, and he hopes this can be resolved at that time. He stated this project will be Bid out by PennDOT and not by the Township. He stated once they have the Easement, everything will be turned over to PennDOT to proceed to Bid.

Mr. Ferguson stated he will continue to discuss the status of the Multi-Modal Grants requests with Mr. Pockl. The match has been set aside in the Budget. Mr. Pockl stated they anticipate to hear back on these Grants in March.

MANAGER'S REPORT

Approval of Resolution No. 2438 – Destruction of Records

Mr. Ferguson stated this is done every year and outlined in the Resolution are the various items that would be shredded. He stated they are required to keep all the Records that are outlined for a period of seven years, and every year, they rotate one of those years out.

Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to approve Resolution No. 2438 – Destruction of Records.

Approval to Advertise RFP for Pool Painting

Mr. Ferguson stated it was instituted to do this every year; and as outlined in his Report, last year they were going to paint two pools. He stated the Board granted authorization for that and then everything was shut down. The vendor had already purchased the paint, and it was decided that the Township would buy the paint that the vendor had already paid for; however, the pools were then not painted. Mr. Ferguson stated

this year's RFP is different in that it will be to paint all four pools. There is an adequate supply of paint for the two pools that they intended to paint last year so that overall the price will be less this year because we paid for the paint last year and have that on hand.

Dr. Weiss moved and Mr. Grenier seconded to approve advertising RFP for pool painting.

Ms. Blundi stated she understands that we had instituted a process of painting the pools in alternative years to try to help defray the cost; but because we were unable to paint last year, the pools that were scheduled to be painted in 2020 will be painted this year along with the pools that were scheduled for 2021 but there are some cost savings because we already half the paint. Mr. Ferguson agreed.

Motion carried unanimously.

Appoint Mike Brody to Serve as the Park & Recreation Liaison on the 9/11 20th Anniversary Remembrance Committee

Mr. Ferguson stated a presentation was previously made by Ms. Tierney about forming a 9/11 Committee to work on the 20th Anniversary Remembrance. He stated part of the presentation included how the Ad-Hoc Committee would be constituted, and one of those positions was a member to be appointed from the Park & Rec Board; and the Park & Rec Board has recommended that Mr. Brody be that Liaison.

Mr. Lewis moved and Mr. Grenier seconded to appoint Mr. Mike Brody to the 9/11 20th Anniversary Remembrance Committee.

Dr. Weiss asked if he will be a Liaison or a Member, and Ms. Tierney stated he would be a Member. Mr. Grenier stated Mr. Brody works in the City and is very involved in Park & Rec and will bring a lot to the team. Ms. Blundi stated Mr. Brody was in New York working very close to the towers on 9/11.

Motion carried unanimously.

Mr. Ferguson stated he anticipates that they will be coming forward shortly with additional recommendations for those to serve on this Committee.

Mr. Grenier stated he is the Liaison to HARB, and he asked if it would be helpful to engage someone from HARB who has background in this to help the Township staff make sure they did the right thing. Mr. Ferguson stated that would be a decision for the Board of Supervisors. He stated that while Township staff will not be on site the entire time the contractors are working, they would have staff oversee the project, and that would be his preference. Mr. Grenier stated a HARB member may be willing to visit the site with staff before they sign off. Mr. Ferguson stated staff will be checking on this. He stated the shutters were taken off in the spring, and AOY has been asking when they would be put back up, and they started looking into the options in the fall. He stated they will provide whatever oversight the Board feels is appropriate to make sure that we do not end up with something that we were not anticipating. He stated Mr. Majewski, Mr. Hucklebridge, and Mr. Pockl are all PEs.

Ms. Blundi stated she is pleased that they will have a contractor who will be able to take the necessary steps to be in compliance with lead paint removal; and that the contractor will be able to do this work off site and in the most appropriate manner possible. Ms. Blundi stated she has spoken to several of the Board members, and there is a commitment to try to determine how to deal with all of the Township properties.

Ms. Lisa Tenney, 156 Pinnacle Circle, stated she is calling on behalf of "Patterson Preservation," and she is happy the Township is starting to address "many citizens concerns about the decay of this property." She stated she is a donor and concerned citizen. She stated she feels it would be a good idea for the Board of Supervisors to allow input from those individuals on the Historic Commission or those who have been most knowledgeable about the property to contribute to the decision on how this restoration should progress.

Ms. Tenney stated she would also like the Board to consider paving a small part of S. Esther Road which enters into several neighborhoods and is across from N. Esther which has already been paved as has "Big Oak Drive." She stated if it is not included today, it should be considered at some time in the future as it is decaying.

Ms. Donna Doan, 2814 Yardley-Langhorne Road, Langhorne, PA stated she is calling on behalf of herself and Patterson Farm Preservation. She stated she had asked the Board of Supervisors not to discuss this matter tonight, and that it be taken off of the Agenda until such time that further Bids could be accepted for this project. Ms. Doan stated she has several concerns about

this contractor and the way that the Bid was put in. She stated she feels we could get a lot more value for our taxpayers' dollars with a professional contractor that does this type of work all the time. She stated she did research on the contractor who seems to be "politically well-connected," and he also is a specialist in roofing which does not really qualify him for doing any of the work that he is being considered for in this project. Ms. Doan stated there are concerns about adequate insurance with this contractor and the clarity of the Contract itself as there was missing information. She also asked what happens to the shutters if they are destroyed by a fire while they are at this contractor's shop and whether he is insured for that.

Ms. Doan stated she feels a lot of these repairs can be done quickly, and that is "what we will get from this contractor; and it cannot be accomplished by spring, but it will not be the quality of work that this property should have." Ms. Doan stated she spoke to Iconic Windows today and Main Line Shutters who are both very interested to Bid this job. She stated the quality of the work that they can provide is probably going to last upwards of forty years as compared to what this contractor will give us which will "probably have to be done in another five years."

Ms. Doan stated she feels there is plenty of time, and there needs to be clarity and a fair Bidding process. She stated she feels it is "very convenient" that this contractor made his Bid \$10,950 to stay underneath the \$11,000 limit, and then also added in that there could be a Change Order. She stated we "can almost assure ourselves that there will be a Change Order." She stated they should take time and "write a crystal clear Contract." She stated Township staff should not oversee it, but it should be people "who are educated about this." She stated the Historic Commission must be involved, and she feels there is time to do it and do it right so that when we do spend these dollars, we will get the maximum benefit, and the enduring preservation which is what we want.

Mr. Ferguson stated the amount that is typically outlined is about double the \$11,000 which relates to a project being able to be awarded the way they are considering with this project versus something that requires an outright Bid which is approximately \$20,000. Mr. Ferguson stated the point he was making about \$11,000 was that if a project is under \$11,000 it does not require the Township to attempt to get multiple quotes. He stated there is a difference between quotes and Bids. He stated the Township did seek out more than just this company. He stated they went out to this company, Nolan Construction, Munz Construction, Thomas Mack Construction, and

Bucks County contractors who they either had experience with or that others they knew had experience with. He stated this was done by staff, and there were no political connections. He stated there are also insurance requirements. Mr. Ferguson stated even though the amount fell under \$11,000, they did reach out to six contractors.

Mr. Adam Butler, 372 Kingwood Road, stated he works for Iconic Windows, and he is speaking for Patterson Farm Preservation. He stated he heard them speaking of lead abatement, and he asked if they are "legally speaking about lead abatement or renovation since there is a major cost difference and approval." He stated most contractors are not approved to be "abatement firms." He stated he does not know if this company is one, and he does not think the Township needs an "abatement company, but that is a major legal issue." Mr. Butler asked if this contractor has ever actually done shutter work or any historic preservation. He stated he hears all the other companies that were contacted, but "they do not appear to have done much preservation work or historic work." He stated that is a major difference choosing materials. He stated he has seen the Contract, and it is not very detailed as to what is covered and what is not covered, or the "approach of how to go about it." He stated this is very concerning, and he is worried that the Township will not get its money's worth. Mr. Butler stated a company like his, Main Line Shutters, or Building Preservation Services could do a much better shop at "a cheaper price probably."

Motion carried unanimously.

SOLICITOR'S REPORT

Mr. Truelove stated at the meeting held on January 4, 2021 he had not reported on the Executive Session. He stated that Executive Session began at 7:00 p.m. and items related to potential litigation were discussed.

An Executive Session took place this evening beginning at 6:45 p.m. and items related to litigation, Real Estate, Contracts, and information items were discussed.

Approve Resolution No. 2439 – Dedication of the Public Improvements for Reserve at Yardley a/k/a Freeman's Farm Development and Final Escrow Release Subject to Audit by the Township

Mr. Truelove stated this was formerly known as the Ferri Tract, and is located on the south side of Big Oak Road in the proximity of the Boehm School complex.

Mr. Truelove stated Remington Vernick had provided a list of areas to be subject to Land Development Dedication, and he recommended acceptance of the letter dated November 25, 2020. Mr. Truelove stated there are open space areas that will be Dedicated to the Homeowners' Association which will not be subject to Township oversight. He stated Sanitary Easements related to the Sewer will not be Dedicated to the Township because that area is serviced by the Township of Falls Sewer Authority. He stated there is a right-of way for Chapman's Court, right-of-way for Big Oak Road, several Drainage Easements, Utility Easements, and Snow Storage Easements; and all of those have been reviewed, and are ready for Dedication.

Dr. Weiss moved and Mr. Grenier seconded to approve Resolution No. 2439 – Dedication of the Public Improvements for the Reserve at Yardley.

Mr. Grenier stated he assumes that this is subject to Township audit, and Mr. Truelove agreed. Mr. Pockl stated all work has been completed. He stated there was some construction debris in one of the open space areas which was raised as a concern by neighbors, and this was resolved. Mr. Pockl added that the Conservation District has signed off on the Notice of Termination and Operations and Maintenance.

Mr. Lewis stated some time ago there was a drainage issue there which he understands was resolved, and he assumes that issue is still okay. Mr. Pockl stated one resident's lawn was seeded and the neighbor's lawn had sod put down so there was a little change in grade. He stated that was addressed some time ago.

Mr. Ferguson stated it has been clarified that the open space is the HOA's responsibility and not the Township, and Mr. Truelove agreed. Mr. Ferguson stated if and when this Resolution is approved, Public Works will be notified that salting and plowing of this development will be the Township's responsibility.

Motion carried unanimously.

ZONING HEARING BOARD MATTERS

With regard to the Vincent Repertorio Variance request for the property located at 528 Viscount Road in order to permit construction of an in-ground pool, patio, and pool house resulting in greater than permitted impervious surface, it was agreed to leave the matter to the Zoning Hearing Board.

With regard to the John and Deborah Perry Variance request for the property located at 1 Twin Circle Court in order to permit construction of an in-ground pool resulting in greater than permitted impervious surface, it was agreed to leave the matter to the Zoning Hearing Board.

ZONING, INSPECTIONS, AND PLANNING

Mr. James Majewski was present and stated the next items are for properties which are located either in the Edgewood Village Historic District or that as part of the Development Agreements for the Shopping Centers at the Lower Makefield Shopping Center and the Edgewood Village Shopping Center, had a requirement that any improvements to the exterior of the Shopping Centers be sent to the Historical Architectural Review Board for a recommendation to the Board of Supervisors for a Certificate of Appropriateness.

Approve Certificate of Appropriateness for 1700 Yardley-Langhorne Road – Dogwood Skate Shop

Mr. Majewski stated the Dogwood Skate Shop is a new business that will be going in. It is currently located in Langhorne Borough. He stated they are proposing to add a business sign in front of the property. He stated the sign was put up last week so that it could be seen what it would look like. He stated it is a 31" by 40" burgundy sign with white lettering, and it will be post-mounted. He stated the Historical Architectural Review Board recommended that the sign be approved subject to the post being painted either white or black.

Mr. Grenier moved and Mr. Lewis seconded to approve the Certificate of Appropriateness for 1700 Yardley-Langhorne Road – Dogwood Skate Shop.

Mr. Grenier stated he was involved in the detailed discussion about this as the new Liaison to HARB. He stated a lot of thought went into the sign as well as some other items that will be coming before the Board in the future.

Motion carried unanimously.

Approve Certificate of Appropriateness for 657 Heacock Road – Rite Aid

Mr. Majewski stated this is the Rite Aid that is in the Edgewood Village Shopping Center. A picture was shown of the proposed sign which matches the new Rite Aid branding. The siding will be re-painted but it will still look like the existing board-on-board texture. The Historical Architectural Review Board recommended to the Board of Supervisors that this be approved as submitted.

Mr. Lewis moved and Dr. Weiss seconded to approve the Certificate of Appropriateness for the signage for the Rite Aid at 657 Heacock Road.

Mr. Grenier asked if they are changing the color of the siding from maroon to tan, and Mr. Majewski agreed.

Motion carried unanimously.

Approve Certificate of Appropriateness for 696 Stony Hill Road – Rite Aid

Mr. Majewski stated this is for the Rite Aid at the Lower Makefield Shopping Center that is adjacent to the Giant Supermarket. A picture was shown of the proposed sign which includes the new branding and re-painting as well. HARB unanimously recommended approval of the Application as submitted.

Dr. Weiss moved, Mr. Grenier seconded and it was unanimously carried to approve the Certificate of Appropriateness for 696 Stony Hill Road – Rite Aid.

PUBLIC COMMENT

Ms. Sue Herman attempted to make public comment at this time but was unable to connect.

There was no one else wishing to make public comment.

Ms. Biundi stated that while Public Comment is closed, if Ms. Herman calls back, she will be put through to make her public comment.

SUPERVISORS REPORTS

Ms. Blundi stated she joined the EAC at another successful Styrofoam collection event, and she thanked the EAC for putting this event together as well as the residents for their participation.

Mr. Lewis stated the Citizens Traffic Commission met and discussed upcoming development projects and traffic impacts. He stated there is a group from Regency at Yardley who are concerned about traffic on Big Oak Road, and they want to come before the Citizens Traffic Committee at their next meeting. There was a request if the Township traffic engineer could be available to answer questions and to provide background information that might be available from prior discussions. Mr. Lewis stated the Regency residents are specifically concerned about crossing Big Oak Road to go between the south part of Regency to the Club House on the north side and to have safe pedestrian crossing.

Mr. Lewis stated the Trenton-Mercer Airport Review Board met and they are working on developing a letter to be sent to the New Jersey DEP to address concerns about how Mercer County is dealing with upgrades to the Airport and the concerns they have that Mercer County is structuring projects such that an appropriate environmental review is not being completed. Mr. Lewis stated he has arranged for the Board to speak to a former New Jersey DEP employee with many years of experience to help them with drafting the letter. He stated the Trenton Mercer Airport Review Committee was also looking for a contact at Senator Robert Casey's office to help in advocacy, and he was able to get them a couple of contacts at Senator Casey's office, one of whom is a Lower Makefield resident which should help them get access to the Senator.

Mr. Grenier stated the Electric Reliability Committee met, and they would like to have PECO come to a Board of Supervisors meeting.

Ms. Blundi asked with regard to Mr. Lewis' comments about Big Oak Road and the concerns of the Regency residents if it would be appropriate to ask Mr. Fiocco to look into this road in totality given all that has changed along that road. Mr. Ferguson stated Mr. Fiocco is relatively new to the Township, and while Mr. Fiocco could be available to hear the concerns and meet with the CTC, prior to that he feels it would be a good idea to have Mr. Roche help Mr. Fiocco get some perspective in terms of what has happened and what he feels is problematic. Mr. Ferguson stated they could then consider what could possibly be done including some safety measures that could be done not

at a significant cost and other options that could be more costly. He added he feels both of those individuals could directly or indirectly participate with the Committee. Chief Coluzzi stated they would be willing to look at the road in its entirety. He asked Mr. Lewis to e-mail him any specific concerns that came up at the CTC meeting. Chief Coluzzi agreed to coordinate with Mr. Roche and Mr. Fiocco.

Mr. Lewis stated they also need to consider the walkway in front of the Octagon Center and the crossing further down at Yardley Woods.

Mr. Ferguson stated the Board has been faced with a lot of questions, and he feels it is important for the Board to know what is actually possible; and the professionals should look into this and provide the Board their insights.

PUBLIC COMMENT

Ms. Sue Herman, President of Residents for Regional Traffic Solutions, Inc., P. O. Box 285, Newtown, PA stated on January 15 she sent an e-mail to the Board of Supervisors which asked that the Board reinstate general Public Comment to the beginning of the Agenda for Board of Supervisors meetings. She stated the letter asked that the Board acknowledge receipt of her e-mail. She stated RRTS was founded in August, 2001, and the purpose is to engage *in public awareness as to traffic issues in the Central Bucks County area*. She stated they focus on issues related to transportation and the impact of transportation-related decisions on regional populations. She stated in January, 2020, she expressed her concerns to the Board regarding the decision to move general Public Comment to the end of the Agenda at Board of Supervisors meetings. She stated the concerns expressed were realized, and there was a significant decrease in the number of citizens who actively participated during general Public Comment. She stated while it is “notably messy and less expedient” to have citizens actively participate in the Democratic process, she believes that the debate results in better, more representative governance. She stated with the exception of calendar year 2020, Lower Makefield Township has had a history of welcoming general Public Comment at the beginning of the Supervisors meetings. She stated this is something to be proud of, and the public has been grateful for this privilege over the years. She stated it is difficult for citizens of all ages to wait until the end of the

January 20, 2021

Board of Supervisors – page 24 of 24

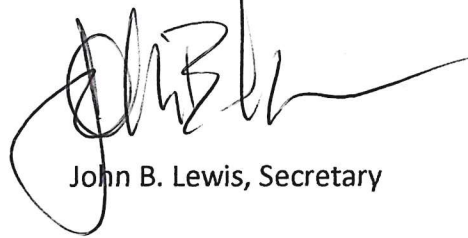
meeting to participate in general Public Comment. She requested that the Board reinstate general Public Comment to the beginning of the Agenda for Board of Supervisors meetings.

APPOINTMENTS TO BOARD AND COMMISSIONS

Dr. Weiss moved, Mr. Grenier seconded and it was unanimously carried to appoint Patricia O'Donnell to the Disability Advisory Board.

There being no further business, the meeting was adjourned at 10:00 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'JBL', with a long horizontal flourish extending to the right.

John B. Lewis, Secretary

**LOWER MAKEFIELD TOWNSHIP
BOS MEETING - 01/20/2021**

| A/P WARRANT LISTS | 12/21/2020 | | 1/4/2021 | | 1/18/2021 | | TOTAL |
|-------------------------------|-------------------|------------------|-------------------|------------------|-------------------|------------------|---------------------|
| | PRINTED CHECKS | MANUAL CKS/WIRES | PRINTED CHECKS | MANUAL CKS/WIRES | PRINTED CHECKS | MANUAL CKS/WIRES | |
| Fund | | | | | | | |
| 01- GENERAL FUND | 178,220.24 | 1,976.00 | 151,057.67 | | 290,128.01 | 1,976.00 | 623,357.92 |
| 02- STREET LIGHTS | 561.92 | | 55.12 | | | | 617.04 |
| 03- FIRE SAFETY | 40,251.00 | | | | 648.75 | | 40,899.75 |
| 04- HYDRANTS | 212.76 | | 11,478.63 | | 215.39 | | 11,906.78 |
| 05- PARK AND RECREATION | 9,822.84 | | 18,640.29 | | 13,013.84 | | 41,476.97 |
| 06- P & R FEE IN LIEU | | | | | | | - |
| 08- SEWER | 40,207.48 | | 121,167.87 | | 86,854.81 | | 248,230.16 |
| 09- POOL | 897.78 | | 4,063.28 | | 14,536.35 | 5,863.00 | 25,360.41 |
| 11- TRAFFIC IMPACT | | | | | | | - |
| 15- GOLF COURSE | 142,691.00 | | | | 120,840.00 | | 263,531.00 |
| 18- SEWER CAPITAL PROJECTS | 17,440.52 | | | | 8,275.96 | | 25,716.48 |
| 19- SPECIAL PROJECTS | 18,181.74 | | 158.75 | | 1,761.00 | | 20,101.49 |
| 20- DEBT SERVICE | | | | | | | - |
| 30- CAPITAL RESERVE | 638.74 | | | | | | 638.74 |
| 31- POOL CAPITAL RESERVE FUND | | | | | | | - |
| 32- TREE FUND | | | | | | | - |
| 35- LIQUID FUELS | | | 9,026.32 | | | | 9,026.32 |
| 36- ROAD MACHINERY FUND | | | 30,931.72 | | | | 30,931.72 |
| 40- 9/11 MEMORIAL | 376.72 | | 2,008.66 | | | | 2,385.38 |
| 45- PATTERSON FARM | 900.00 | | 12.31 | | 900.00 | | 1,812.31 |
| 50- AMBULANCE/RESCUE SQUAD | | | | | | | - |
| 84- DEVELOPER ESCROW | 450.00 | | | | | | 450.00 |
| 91- UNEMPLOYMENT | | | | | | | - |
| | 450,852.74 | 1,976.00 | 348,600.62 | - | 537,174.11 | 7,839.00 | 1,346,442.47 |

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John B. Lewis

Fredric K. Weiss

Daniel R. Grenier


James McCartney

Suzanne S. Blundell

LOWER MAKEFIELD TOWNSHIP
BOS MEETING - 01/20/2021

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| | 450,852.74 | 1,976.00 | 348,600.62 | - | 537,174.11 | 7,839.00 | 1,346,442.47 |

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 John B. Lewis

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 James McCartney

 Suzanne S. Blundi

