

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
MINUTES – JULY 20, 2022

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on July 20, 2022. Mr. McCartney called the meeting to order at 7:30 p.m. and called the Roll.

Those present:

Board of Supervisors: James McCartney, Chair  
Fredric K. Weiss, Vice Chair  
Daniel Grenier, Secretary  
Suzanne Blundi, Treasurer  
John B. Lewis, Supervisor

Others: Kenneth Coluzzi, Interim Township Manager  
James Majewski, Community Development Director  
David Truelove, Township Solicitor  
Andrew Pockl, Township Engineer

#### COMMUNITY ANNOUNCEMENTS

Mr. McCartney stated during this portion of the Agenda residents and youth organizations may call in to make a special announcement or may contact the Township to request a special announcement be added to the Agenda.

Mr. McCartney stated Lower Makefield Township will be hosting a new Tween Camp called “Tween Adventures.” Registration is now open. For more information, visit the Township Website.

Mr. McCartney stated the Lower Makefield Farmer’s Market is back at Charlann Farms. They will be there every Thursday from 3:30 p.m. to 6:30 p.m. through September.

Mr. McCartney stated the LMT Walking Group is back for the summer, Saturday, July 23, August 6, and August 20 at 10:00 a.m. Walkers will meet at the Community Center, 1550 Oxford Valley Road. No Registration is required. For more information email [cathy@walkapocket.com](mailto:cathy@walkapocket.com).

Mr. McCartney stated Lower Makefield Township will be hosting their “5K Any Way & Color Fun Run for Accessibility” on Saturday, August 6, 2022 at 8:00 a.m. at Macclesfield Park. For Registration or more information follow the link: 5K Any Way and Color Fun Run 2022 ([redpodium.com](http://redpodium.com)).

Mr. McCartney stated Lower Makefield Township will be hosting a Blood Drive for the Red Cross on Friday, August 12, 2022 from 1:00 p.m. to 6:00 p.m. in the main meeting room at the Township Building, 1100 Edgewood Road, Yardley.

Mr. McCartney stated Lower Makefield Township's Park & Recreation Department will be hosting Zumba After Dark with Sandy and Jeanine. This event will take place on Friday, September 16, 2022 at 8:00 p.m. in the LMT Pool Parking Lot, 1050 Edgewood Road. To Register go to capturepoint.com.

#### APPROVAL OF MINUTES FOR JULY 6, 2022

Mr. Grenier moved, Dr. Weiss seconded and it was unanimously carried to approve the Minutes of July 6, 2022 as written.

#### TREASURER'S REPORT

Ms. Blundi moved, Dr. Weiss seconded and it was unanimously carried to approve the Interfund Transfers for April, 2022 in the amount of \$1,134,861.92 as attached to the Minutes.

Ms. Blundi moved, Dr. Weiss seconded and it was unanimously carried to approve the Interfund Transfers for May, 2022 in the amount of \$760,412.64 as attached to the Minutes.

Ms. Blundi moved, Dr. Weiss seconded and it was unanimously carried to approve the Interfund Transfers for June, 2022 in the amount of \$882,862.20 as attached to the Minutes.

Ms. Blundi moved, Dr. Weiss seconded and it was unanimously carried to approve the Warrant Lists from May 23, 2022, June 6, 2022, June 20, 2022, July 5, 2022, and July 18, 2022 in the amount of \$4,574,600.93 as attached to the Minutes.

#### FIRE SERVICES

##### Approval to Advertise the Amended Vacant Property Ordinance

Mr. Tim Chamberlain, Fire Services Director, was present and stated he and the Building Code Official, Mike Kirk, have been working on amending the Ordinance

for the blighted and vacant properties. He stated unfortunately there have been a number of properties that have been effected by fires, and they have been sitting for eight or nine months. He stated they have made additions to the Ordinance, and he is looking for approval to advertise the Amendments. He stated having this Section in the Ordinance will allow the Building Code Official and himself to insure that properties will not sit in a state of disrepair for extended periods of time. He stated the added Section sets timelines on when notices must be made and repairs must be started. He stated the Amended Ordinance will insure that our community will continue to be beautiful and kept up for years to come.

Dr. Weiss moved and Ms. Blundi seconded to approve advertisement of the Amended Vacant Property Ordinance.

Mr. Grenier asked if Ordinance updates that come before the Board have to go before any other groups within the Township. Mr. Truelove stated for this one which is more of a Public Safety Ordinance, it would not have to go before any other group; although that does not mean others may not weigh in if they want to. He stated if there was a group that the Board of Supervisors wanted to have weigh in between the advertisement and the enactment, they could do so. He added he understands the Fire Services Director wants to get this acted on fairly quickly. Mr. Truelove stated Ms. Kirk drafted this after consulting with the Fire Services Director and others. Mr. McCartney asked who would be the most appropriate Committee to comment, and Mr. Truelove stated it might be the Planning Commission.

Mr. Grenier noted the first paragraph refers to “Acts of God,” and he asked if there is a definition for “Acts of God.” Mr. Truelove stated he would not want it to be defined in too limited a fashion, and they could look into this in the interim. Ms. Blundi stated in her experience an “Act of God” is developed by Case Law and not specifically defined.

Ms. Blundi stated if they feel that they need to send this to Planning or anyone else, she would suggest not voting to advertise at this time. She stated if it does not need to go to Planning or any other Committee, she does not know why we would need to burden a Committee with this. Mr. Grenier stated he is not opposed to voting to advertise, and he just wanted to make sure from a process perspective we were “covering the bases” as there are certain Ordinances that have to go to the Planning Commission, the Zoning Hearing Board, or someone else. Mr. Truelove stated this is not one of them by definition.

Mr. Lewis stated with regard to Property Management, we did a “whole refresh” of the Property Management Code. He stated he understands that a property needs to be secured after a fire; and he asked if once they board up the property would that be considered blighted or vacant under the rules; and Mr. Truelove stated it would be considered vacant. Mr. Lewis asked how that differs from what we have in the existing Code recognizing that we have not always enforced it properly. Mr. Truelove stated it would depend on how damaged the property is, and that would be a judgment call for both the Fire Services Director and the Inspector.

Mr. Chamberlain stated the vacant properties are usually the ones that are vacant that still have a roof, windows, and are not boarded up. He stated what he is trying to include is those properties damaged by fire with no roof left, burn materials still exposed for six or nine months, and debris flying out during wind storms. He stated he is trying to set a timeline for the insurance companies to move forward. Mr. Truelove stated the biggest impetus for this Amendment is for the insurance companies to pay attention, and Mr. Chamberlain agreed.

Mr. Lewis stated there have been six or seven cases this year which has been unfortunate, and this would help us force insurance companies to deliver checks or make resolutions faster.

A gentleman residing at 1451 Heather Circle stated “the Pebble Creek property is no longer enclosed;” adding while he feels bad for the property owners, it has been ten months. He asked if the Township lacks the authority to take action to enclose it or knock it down. Mr. Chamberlain asked if that is the Innis Lane property, and the gentleman agreed. Mr. Chamberlain stated they have been in contact with that property owner who is supposed to get a fence up as of this week, and is supposed to be putting plans in to knock the house down. Mr. Lewis stated they would be subject to this new Ordinance as well, and Mr. Chamberlain agreed.

Mr. Grenier asked if a property owner has an insurance company that is acting in bad faith and “dragging things out,” are we going after the property owner or the insurance company; and Mr. Chamberlain stated they will probably go after both of them because if it keeps sitting, we would not want that eyesore. Mr. Grenier stated he wants to be thoughtful about putting another burden on a homeowner because their insurance company is not doing anything. Mr. Chamberlain stated there will be working with them, and they are trying to get something included so that they can go after insurance companies “that are dragging their feet.”

Motion carried unanimously.

## PARK & RECREATION

### Infrastructure Improvements

Ms. Monica Tierney was present to provide an update on ongoing Park & Rec projects going on in Lower Makefield. She stated she hopes to come before the Board fairly regularly to provide updates on what they are doing in the parks.

Schuyler Tennis Courts - Ms. Tierney stated the survey is complete. Remington Vernick is drafting proposed construction plans. Using the construction plans they will submit to COSTARS to get quotes which will be brought back to the Board to get direction from the Board as to how to proceed.

Mr. Grenier stated the estimate for the Courts was approximately \$350,000, and he asked if they have identified any potential Grant opportunities to help pay for this. Ms. Tierney stated it is not the time for Grants right now; and if we were to do that, it would delay the project up to a year which means that the courts would be closed for over a year. Mr. Grenier asked the number of courts at Schuyler, and Ms. Tierney stated there are four. Mr. Grenier asked the number of courts that were just opened up at Memorial Park, and Ms. Tierney stated there are three. Mr. Grenier stated he would prefer that we tried to get a Grant. He asked if this is being paid for with Sewer funds, and Ms. Tierney agreed.

Caiola Lights – Presentation of Proposed Timeline – Ms. Tierney stated there was talk about balloon testing or alternate testing. Mr. McCartney stated the Board discussed this with Mr. Pockl during the Executive Session, and the consensus of the Board was to send up a drone over a three or four-night period with a flashing light alternating between 60' and 70' to give residents within the area an idea whether or not they will be able to see the lights.

Mr. Pockl stated the drone would fly starting at dusk for a couple of hours with strobe lights on the drone. He noted that the PA American Water tower in that area is 75' tall, and the base sits approximately 25' above the base elevation of the field so a 70' light tower at the field level would still be 25' below the top of the water tower. He stated if people cannot see the top 25' of the water tower from their home, they will not be able to see the lights.

Ms. Tierney stated they will set up dates for the drone testing and notify the area residents. Ms. Tierney stated they also sent out notices to residents within 300' about the site meeting at Caiola on July 26<sup>th</sup> at 6:30 p.m. She stated professionals will be available to answer any questions. Mr. McCartney asked if they could send up the drone on that night as well. Mr. Pockl stated he will have to check to see about availability of the drone pilots. Ms. Tierney stated if that is the case, they will send out a notice about that being the first night using the drone. She added they may want to wait a week for a second night using the drone to provide more time for residents.

Ms. Tierney stated the Park & Recreation Board and the Board of Supervisors will visit this site during the Annual Road Tour.

Mr. Grenier stated they heard that quotes for this are approximately \$300,000, and he asked if we have identified any Grants for the Caiola lights. Ms. Tierney stated while they have not, that is a possibility. Mr. Grenier asked if the Board would be amenable to providing guidance to move forward with looking at Grant opportunities before we spend a significant amount of money on the lights. He stated he understands that currently we are doing a geo-technical analysis/early design work, and Mr. Pockl stated the geo-technical analysis has been scheduled although no site work has been completed yet. Mr. Grenier stated getting that information would help prepare a shovel-ready project that could do better with Grant opportunities. Mr. Grenier stated the estimated cost for this project now is almost three times as much as what was estimated a few years ago. Mr. Pockl stated Grant opportunities for Park & Recreation work open up in January with Application deadlines in March/April, and awards in July.

Mr. Grenier stated Schuyler is somewhat dangerous for people who want to use it so he understands why they want to push that forward, but this project is lights for eight to twelve year-olds to be able to play baseball until 10:00 at night "which is something they may not ever do" and it would just be for older players doing drills in the outfield as was noted previously. He stated he would be willing to put this off until we get Grant money.

Mr. McCartney asked what is the success of getting Grant money for lights for a Municipality like Lower Makefield. Mr. Pockl stated he would have to survey different Municipalities. Ms. Tierney stated she could look into this and get back to Mr. McCartney. Mr. McCartney stated he would not want wait to go through

the Grant process if it is not felt they could get a Grant for these lights which would put them back another year. Ms. Blundi stated she would be in favor of moving forward with this project at this time.

Mr. Grenier asked if there is data available on field usage at nighttime for this age group that would necessitate spending \$300,000 for lights. He stated he understands the need for lights for the older age teams when they play later, but he does not understand the need for these lights for eight to twelve-year olds playing that late at night. Mr. Grenier stated he has also talked to some of the coaches, and they do not understand why they are putting up lights as they coach that age group, and they will not let their kids be out that late. He stated he feels this \$300,000 could be put toward something else that we want to do at Park & Rec.

Mr. McCartney stated that is not the feedback he has heard from PAA, and Ms. Tierney stated that is not the feedback she received either. Ms. Tierney stated the ages involved are ten to twelve year-olds and not eight to twelve. Dr. Weiss asked what was the rationale six years ago when this was agreed to. Ms. Tierney stated initially it was two fields that they wanted to do, but now they are only asking for one which is the group that has the highest Registration rate. She stated they would be able to keep more of their players here and not have to move to Macclesfield.

Ms. Tierney asked Mr. Grenier what specific data he is looking for which she could provide. Mr. Grenier stated he would like to see the number of League players playing on those specific fields at that time of night and what their practice schedule would be. Ms. Tierney stated that data would be from other Townships because right now we do not have lights on this field. Mr. Grenier stated he assumes that PAA has come up with a plan if they are set on getting these lights. Ms. Tierney stated she understands he is looking for future projections. She asked if she should also reach out to other Townships to see how they use their lighted fields, and Mr. Grenier agreed.

Mr. Lewis asked if this work can be done at any time or only during the spring or summer. Mr. Pockl stated the light poles require foundations to go into the ground, and they cannot do that when the ground is frozen. Ms. Tierney stated we would also not want to do it during the season as that would take the field off-line. Ms. Tierney noted there is fall ball. Mr. McCartney asked the expected turn-around time on the project, and Mr. Pockl stated he believes construction could be done within four weeks.

Mr. Richard May, 1270 Creamery Road, questioned the amount of \$350,000 for four tennis courts that already exist. He asked what kind of damage they have that calls for that kind of reconstruction. Mr. Pockl stated the courts are well past their useful life. He stated they are asphalt courts with a painted surface on top, and there are two levels of that since fifteen years ago a second surface was put down. He stated there are so many cracks and they are so wide that they cannot be repaired for an economic return on investment. He stated all of the asphalt has to be removed. He stated the courts do not have any under-drains and this results in erosion so a drainage system needs to be installed. The fence also is in such bad disrepair that has to be replaced as well. He added the estimate is \$400,000 not \$350,000. He stated the estimate is based on other similar projects that have recently been completed.

Mr. May asked if they got competitive Bids for this, and Mr. Pockl stated they are not at that point yet, and they are still coming up with design drawings so that vendors can put in competitive Bids.

Mr. May stated with regard to the lights, it was his understanding when Snipes was being discussed that the height allowed under the Ordinance was 20'. He added that for Snipes they were requesting sixteen Variances. Dr. Weiss stated he recalls that the 20' standard is for parking lights, and field lights are a different standard. Mr. Majewski stated the Ordinance height that Mr. May is referencing is for parking lot lights, and there is no Ordinance requirement for sports field lights. Mr. Majewski added that at Snipes the request was for two Variances and fourteen Waivers. Mr. McCartney stated he believes one of the Variances was for the salt shed up against 95.

Mr. May stated now there is the possibility that the Caiola lights could be as high as 70'. Mr. McCartney stated the two options discussed were five lights at 60' or four lights at 70', and they are trying to determine what the most cost-effective option would be. Mr. Pockl stated the maximum would be 70' and not all of the fixtures would at the 70' height as some could be at a 15' height.

Mr. May stated they discussed at the last meeting a cost of \$1.1 million for the items listed on the Agenda not including Snipes. He stated we got \$53 million for the Sewer and of that we spent \$30 million to pay off the Golf Course and the Sewer Debt. He stated it looks like they are going to be using all of the rest of the money including \$5 million to \$10 million for Snipes. He stated he has not heard any discussion of what they are going to do to help the taxpayers of the Township as a result of the fact that by



selling the Sewers to Aqua our costs have tripled and are on their way further up. He stated some of the money should be used to offset those costs, and he has not heard any discussion about that. Mr. McCartney stated the Board is discussing a \$10 million Trust which would be an interest-bearing account, and every year that interest could go toward the General Fund. Mr. May asked if it could offset property taxes, and Mr. McCartney agreed.

Mr. Mark Direccion, 599 Saxony Lane, stated he is a big supporter of ballfields. He stated he received the letter about the lights which was not dated. He asked how many residences were within the 300', and Ms. Tierney stated it was about thirty-six. Mr. Direccion stated the meeting is supposed to be on July 26, but the timeline indicates a start date of the 20th. He asked if the letter he received was the first letter sent out since he did not receive a letter prior to the one he just received. Ms. Tierney stated this is just a potential timeline. He stated the letter indicates the meeting on the 26<sup>th</sup> will be for "questions and answers;" however, there is no opportunity for the residents to weigh in to say whether or not this is a good idea. He stated he is not sure what the impact of the lights will be. He stated even if he cannot see the drone, he may see reflections of lights. He stated there are six to eight residences that back up to this on Saxony Lane.

Mr. McCartney stated they discussed this during Executive Session and questions came up about light pollution and the footprint of the light. He stated Mr. Pockl had indicated that this light would "not even make it to Oxford Valley Road." Mr. McCartney stated deflectors would also be installed, and they would be LED lights versus the traditional lights. Mr. Pockl also has diagrams that he will show how the field will be illuminated and what the impact will be on Saxony. He stated we will provide notice when the drone will be flying; and if people cannot see it from their home, they will not be able to see the lights. Mr. Direccion asked what would happen if he can see the drone, and Mr. McCartney stated he should come back to the Board to discuss that. Mr. Pockl stated being able to see the lights does not mean that the lights will be casting illuminance onto Mr. Direccion's property even if he could see them from a distance. Mr. Direccion stated he feels there has been minimal communication about this particularly to the thirty-six residents who could be impacted. Mr. McCartney stated Ms. Tierney has indicated numerous times that she wants to have open communication with the residents so that they know what is going on; and if the letter did not satisfy his concerns, he is glad that he is present this evening to discuss this.

Mr. Diretto stated the timeline shows that they are going to have a meeting on the 26<sup>th</sup>, and the start date is the 20<sup>th</sup>. Mr. McCartney stated he does not feel that they are close to a start date yet. Mr. Truelove stated no Contract has been awarded and the scope has not been decided on. It was noted that the date of the 20<sup>th</sup> did not mean that was the start date for construction, rather that was the start of the discussion. Mr. Diretto asked if the letter he received was the first letter sent out, and Ms. Tierney agreed. She added that on the 26<sup>th</sup> there will be lighting experts present. She stated she could also add more facts in a future letter after they have done more exploring on the project.

Ms. Laurie Grey, 895 Slate Hill Road, thanked everyone for all of the work going into the Caiola light project, and she wishes “half of it” would have gone into the Macclesfield project. She stated a “fly by” is very different from having a light permeating into your property as a light stays on for hours. She stated they are also doing this in the summer when the trees are in full bloom but the lights will not be on just in the summer, and they will be on at other times of the year when the trees are not in full bloom. Ms. Grey stated her property abuts Macclesfield and at different times of the year she “can almost read a newspaper on her patio.” She stated she understands the lights are different now, and she is looking forward to getting improvements to the lights at Macclesfield.

Veterans Square ADA Accessibility Updates – Ms. Tierney stated they met with the Veterans Square Foundation on site last week. She stated they had a plan in the past that was approved by the Board. She stated when they were looking at what would be required for the ADA transition, they recognized that the approved plan might not be adequate, and there may need to be changes to that plan. She stated this will have to be brought back to the Board in the future along with the approved plan. She stated Mr. Pockl has done some survey field work, and they are waiting on the Survey Plan. Mr. Pockl will then design a Concept Plan with comments from the Veterans Square Foundation and recommendations from the ADA Transition Plan.

Mr. Lewis asked if the Disability Advisory Board has had a chance to review this, and it was noted that they have.

Mr. Grenier stated he recalls that the cost estimate for this was about \$100,000, and Ms. Tierney stated she believes it was \$60,000 for the ADA. Mr. Grenier asked if they have identified any Grants that could cover this, and Ms. Tierney stated as noted earlier most Park & Rec-related Grants are around the March

timeframe. She stated she has not looked into Veteran-related Grants herself. Mr. Pockl stated he can reach out to their Grant team to see what is available and when the open period is for those Grants.

Memorial Park ADA Accessibility – Shade Structure and Replace Rubberized Surface - Ms. Tierney stated Remington Vernick is scheduling soil tests for the foundation of the shade structures. She stated the Disability Advisory Board recommended some specific shade structures that they will be reviewing in the future as we move forward with the project.

Mr. Grenier asked when they are discussing cost estimates are those materials and construction cost estimates or do they also include the design, and Mr. Pockl stated it would be construction cost estimates. Mr. Grenier stated these projects would be outside of the Township engineer's normal scope of work, and he asked if there are estimates for design. Mr. Pockl stated they are in the process of providing design estimates for all of the Park & Rec projects. Mr. Grenier noted for the Caiola lights, they are planning to do the geo-technical work and there are costs associated with that; and he is not aware of what those costs will be as well as the engineering design. He stated the only estimates they have heard were related to construction and materials. He stated when they are providing estimates, he would like to know what the up-front planning/engineering/Permitting costs will be. Mr. Pockl stated they are in the process of providing that.

Snipes Tract – Review of Historic Documents and Studies – Ms. Tierney stated this will be available for residents to see some of the history behind Snipes Tract. She stated we are now using a new Play For All Model. She stated the Snipes Tract was purchased in 2000 with the target of being developed for extra recreational field space. She showed an aerial view of what the Snipes Tract looked like when the Township purchased the property.

Ms. Tierney stated the Snipes Tract went through a planning process in 2004 and 2005, and Snipes Site Plan C was adopted in 2005. She stated there was a fire station planned at Snipes at one point as well as nine fields. Ms. Tierney stated there were alternative plans considered that included up to ten soccer fields, a playground, and a skate park.

Ms. Tierney showed an aerial of the Snipes Tract taken in 2010.

Ms. Tierney stated there was a five-year Plan generated for Park & Recreation for 2009 to 2015. She stated the Snipes Tract was discussed at the Park & Recreation and Board of Supervisors level and Budgeted for and the Plan changed. She stated it was going to be three large athletic fields, one mid-size athletic field, one loop road, concession stand, restroom, a main access entry off of Dolington Road, and a future skate park. She showed a rendering of that Plan from 2016 which also included stormwater management which had not been included in the first two plans.

Ms. Tierney stated additional Sketch Plans were created in 2016 and 2017. She stated public meetings were held and a number of plans and reports had been prepared and the location of fields and the buildings were moved. She stated the Zoning Hearing Board approved the request for Variances in January, 2017; and the project was discussed during a Planning Commission meeting and citizens expressed their concerns. She stated additional testing was done and a number of changes were made to the Plan. She stated the Planning Commission approved the project with recommendations in May, 2017.

Ms. Tierney stated all of this information is available on-line, and there is a full Snipes section.

Ms. Tierney stated there were alternative concepts in 2018. She stated the Public Notice Ordinance was also updated which requires notification of 1000'. She stated a balloon test was also performed. She stated the engineers completed new Concept Plans in June/July 2018.

Ms. Tierney stated two Conceptual Plans were provided and she is proposing these could be used at a Public Workshop as a discussion starter recognizing that these are not Play for All models. She stated these also included ground-level renderings from neighboring streets and inside the Park. Ms. Tierney stated in 2018 the project was delayed due to funding.

#### Snipes Tract - Presentation of Proposed Timeline Moving Forward

Ms. Tierney stated at the end of August, a Public Workshop would be held and there would be three, one-hour time slots for residents only. This would require pre-registration, and would be hands-on. She stated they could fit 80 to 100 people in those workshops, and they would be set up in individual groups and they would work through projects together. She stated the goal

would be to incorporate the Play For All concept on the Snipes Tract and include a mix of active and passive recreation facilities, fields, trails, socializing play areas, and connections to nature as recommended in the Play For All Plan. She stated a goal would also be to provide an opportunity for residents to problem solve and work together and be creative. She stated all ideas and feedback would be welcome at that time.

Ms. Tierney stated discussion items would be key amenities, engineering features, and different renderings; and they would be able to draw on the renderings as a group and come up with ideas recognizing that there are engineering concerns that would have to be addressed.

Ms. Tierney stated if they were to have one hundred people registered for all three sessions, and there were still people who wanted to participate, they would have a secondary workshop that would be of an open house style to be held for a few hours. She stated marketing for the project would follow the Park & Recreation marketing and outreach protocol.

Ms. Tierney stated a tree survey was done by Remington Vernick in 2018 which was a site count of the trees, and she would recommend that we have Natural Lands or the Morris Arboretum come out and identify trees on the site.

Ms. Tierney stated based on all the feedback from the residents, Remington Vernick would be asked to complete a new, updated Site Plan. Feedback from all of the community outreach and any studies completed would be presented to the Park & Recreation Board and the Board of Supervisors along with new, updated Plan. Ms. Tierney stated in late October they would look at another Public Workshop to discuss the new updated Plan and get further feedback from the residents.

An aerial photo of Snipes taken in 2022 was shown.

Dr. Weiss asked if the public has been able to see the two Concept Plans from 2018, and Ms. Tierney stated they have not. She stated her initial thought was that she would like to have them presented at the Workshop recognizing that they do not incorporate the Play For All Plan. Ms. Tierney stated if the Board desires, Mr. Pockl could be asked to draw a new Concept with Play For All in mind. Dr. Weiss stated he knows that in 2018 a lot of time was spent by the Supervisors developing the Concept Plans, and he feels that would be a good starting point. He stated the residents should understand that what was

approved by the Board in 2017 is off the table. He stated we have the two Concept Plans that were developed by the Supervisors in 2018, and he feels they would be a good starting point or we could start with a clean slate.

Mr. Blundi stated she feels the public should be able to see the Plans from 2018.

Mr. Grenier stated he was the other Supervisor who worked on those Plans with Mr. Pockl. He stated he agrees with Dr. Weiss that the 2017 Plans are completely off the table, and he feels they were “terrible plans done by an engineer that we do not work with anymore for many reasons, and are in litigation with.”

Mr. Grenier stated he feels that before we start looking at Concept Plans for anything at Snipes, we should do a more holistic approach to our Park & Rec fields analysis. He stated one of the key items that came out of Play For All and the Bucks County Planning Commission Plan is that we should look at Macclesfield and see how we can better utilize Macclesfield before we start designing, planning, and spending money on Snipes. He stated right now Macclesfield is strictly for Leagues although there is a small playground there. He stated as a runner, he is concerned that he cannot run in this Park that his taxes pay for. Mr. Grenier stated the Leagues have discussed another turf field at Macclesfield, and they should look into that which could open it up to allow for fields to be used by other Leagues that do not currently have access. He stated the number one goal is to provide youth sports access to fields, and the goal is not just to build more fields.

Mr. Grenier stated he is concerned that when we have conversations with certain League officials at Macclesfield about who is using what field, they say “we will give you back these fields;” and Mr. Grenier stated these are Township fields and not owned by private youth sports Leagues. He stated while they do provide a service, we are highly subsidizing these Leagues. Mr. Grenier stated YMS to their credit has recently purchased an indoor facility that is not in the Township for over \$1 million for year-round soccer.

Mr. Grenier stated according to Play For All the top four or five requests for park and rec facilities were primarily passive recreation – walking trails and nature-based items and not ballfields. Mr. Grenier stated we are not here to build a sports complex strictly for Leagues, and we are here to build community facilities. He stated he does not like how Snipes looks currently, but he feels we could use it as a nature-based park. He stated he feels we

should look at all of our ballfields to see how to holistically manage them; and once we decide how to best manage them, we can go back to Snipes and provide different amenities.

Mr. Grenier stated five years ago with three to four fields Snipes was a \$5 million project if you include the roadway improvements and it would be more now. He stated he is often asked why the Township does not have a track other than the Middle School which has a surface like the tow path. He stated if there were to be a six-lane track, you would get a field in the middle of it which could be used for youth sports. He stated we could fill in around that with trees and other nature-based amenities; and he believes that type of concept is what people are asking for versus more fields with 80' lights. He stated he feels if we do this, the neighbors will be much happier, and we would be checking a lot of boxes for what people actually want.

Mr. McCartney stated he understands that Mr. Grenier would not be interested in releasing the Plans from 2018 to the public, and Mr. Grenier stated he does not feel they are applicable anymore. Ms. Blundi stated that she feels they should be presented even if Mr. Grenier is right and we go in a different direction as she feels the community has the right to see them. She stated the only reason the public did not see them before was because we found out that the Township had no money. Ms. Tierney suggested that those Plans be shared with the public but that we then start from scratch at the Community Workshop.

Mr. Grenier stated his concern is that this is such a heated issue and because those Plans differ so much from Play For All, it will be more difficult to get feedback from people. He stated if we were to present those Plans, he feels we would need to have to have two or three more Plans to go along with it so that people would be able to see what something else might look like.

Mr. Lewis stated with regard to the prior Plans, he believes they are available to the public through Right-To-Know. He stated there have been changes to SALDO over the last five years, and this would be a fresh start. He stated he agrees with Mr. Grenier about first determining if we need fields; and if so, how many, and then where they can go. Mr. Lewis stated Memorial Park was opened up for practice fields early on; and at the time he was reticent to do that, but he realizes now he was wrong about that, and that has worked out relatively well. He stated there should be a serious utilization study done which would include numbers of players in the Leagues over the last five years and projections since sports go up and down. He stated COVID has caused changes, and we are getting older in the Township. He stated we may find that we have enough traditional fields or the

need for only one or two more fields, and there may be lower-cost ways to get those one or two additional fields. He stated we could then consider how we might do Snipes differently. Mr. Lewis stated he is open to fields at Snipes, but at this point he does not know how many there should be. He stated if we only need one or two fields that would free up a lot of design flexibility for Mr. Pockl. He stated we also have what we learned from Play For All about the ranking for passive recreation. He stated we could also go for Grants in March and we could have a proposal that is shovel-ready by that time that people are comfortable with.

Ms. Tierney stated as part of CAPRA we had to do a Level of Service that compares our Township to other Municipalities of the same size across the Country, and we have that and the 2018 Recreation Athletic Field Needs Assessment, recognizing that was pre-COVID. She stated we may want to do something like that. Mr. Lewis stated we have had some demographic changes as well, and we have the 2020 Census. He stated there have also been changes in popularity in sports which go up and down, and we may be able to re-position fields based on that data which we do not now have.

Dr. Weiss stated if we are not going to use the 2018 Concept Plans, he assumes we would start with a clean slate; and if that happens we would go back to Play For All and make our Master Plan a little more concrete. He stated he feels that we need to have a Master Plan for Macclesfield, and if we need more or less fields, the Board needs to know that so we can appropriate the dollars.

Ms. Blundi stated it is known that Macclesfield is over-populated and dangerous, and she feels it is “disingenuous to say that we are not sure if we are using it effectively.” She stated she agrees with Mr. Lewis that we need more clarity on how much is needed; but if we need nine fields, that would not fit at Snipes. Ms. Blundi stated she feels the 2018 Plans should be made public. She stated she wants it known that we believe parks are important and that we need an appropriate mix of parks. She stated when she built her home in Lower Makefield, she was aware that Snipes was going to be a recreational facility. She stated she would like to keep moving forward and gain insight so that when Grants are available, we can be shovel-ready.

Dr. Weiss stated he agrees, and how we prioritize implementing a Master Plan will be the key. He stated knowing how we would change Macclesfield would impact how we develop Snipes or add in other areas. Ms. Tierney asked Dr. Weiss if he is referring to a Master Plan for Macclesfield since we already have a Master Plan for the parks through Play For All. She stated Play For All does recommend having a Master Plan for Macclesfield, and she asked if we



should start with that. Dr. Weiss stated Macclesfield is our biggest recreational facility and we know changes have to be made there. He stated whatever is done at Macclesfield will impact every other part of our system; however, he does not want to do something at Macclesfield and then find out there are inadequate areas someplace else. He stated if we are going to take something away from Macclesfield, we are going to have to add someplace else. He stated what we do now with proper funding needs to be appropriate and done right so that we do not make mistakes.

Mr. McCartney asked if Ms. Tierney has considered putting a limit on the number of organized sports at each Park. Ms. Tierney stated that would be part of the study. She stated Snipes and Macclesfield are both important projects. She stated at Macclesfield they know that there are problems with parking and there are not enough restrooms, but a full study needs to be done to see what would be the most appropriate plan going forward and how it would be implemented. She stated Snipes could be effected depending on whatever that outcome is. She stated it is likely we would have to take away fields from Macclesfield to fix the problems.

Mr. McCartney stated he feels with regard to setting limits, the various Leagues could be advised that they have a certain allotment based on our current capacity. He stated the priority would be for LMT residents that are going to benefit from all of these parks. He stated he feels this would be easier than doing a demographic study and asking for the anticipated numbers in the future. He stated telling the Leagues what they are allotted would allow other non-organized sports to take advantage of the facilities. Ms. Tierney stated that would be considered as part of a study. Ms. Tierney stated she looked into how much a study would cost, and it would be about \$90,000 for a full study. Dr. Weiss stated he would rather spend \$90,000 and get it right than spend \$5 million and get it wrong.

Mr. Grenier stated sometimes when you set a limit, it forces the people who want to do more than that limit to be creative and find solutions. He stated YMS does have the younger players using Edgewood and they also have their indoor facility. He stated there may be better opportunities for the Leagues to use School District fields. He stated Play For All also discussed working with the School District more, and he hopes the School Board is open to that. Dr. Weiss stated they already stated that there are. Mr. Grenier stated he feels the Township can help with that. Mr. Grenier also noted an area at Memorial Park which is currently just being mowed, and he feels that there could be two fields there if it were graded and terraced and that could be used by younger players.

Mr. McCartney stated it seems that the consensus of the Board is to look at Macclesfield and advise the Park & Rec Board that the Board of Supervisors is looking for a Master Plan that includes the existing usage of Macclesfield with consideration of limits for organized Leagues on those fields and how much, if anything, needs to go to a different location and whether that location is a Township-owned asset, a School-owned asset, or a County-owned asset.

Ms. Blundi asked if that analysis would be limited to Lower Makefield residents, and Mr. McCartney stated he feels that is who we should be focused on in this study. Ms. Blundi stated she understands that there is a belief by the Board that it is possible that if we do this study we could learn that by moving things around at Macclesfield we could appropriately allow for football, soccer, baseball, Lacrosse, cricket, and rugby. Mr. McCartney stated they would be looking at the Needs Assessment at Macclesfield at the same time they are looking at what we can offer organized sports on the existing infrastructure and then seeing whether or not there is opportunity to add to that or to substitute that through other ways through the School District, County, or a part of Snipes that could be integrated in that. He stated he believes the consensus of the Board is that Snipes is not going to be exclusively for organized sports. Ms. Blundi stated that was never the concept for Snipes.

Mr. Grenier stated he would like to know what the addition of another turf field would do at Macclesfield.

Mr. McCartney asked Ms. Tierney to come back to the Board and advise what data she would want to give to whoever would be doing the analysis, and Ms. Tierney stated she could develop what an RFP would look like as well as a timeline.

Mr. Grenier stated anything that is ultimately done will be an expensive project, and he would like to see how those costs fit in the overall Budget of the Township and how it will be paid for relative to everything else that we are doing.

Ms. Beth Cauley, James Court, stated she is concerned about the validity of the survey and the accuracy of it as it relates to the Play For All Plan. She read an e-mail dated January 26, 2022 from Ginger Zielinski obtained through a Right-To-Know providing coaching tips to YMS friends on how to fill out the Survey. Ms. Cauley stated she feels it is appalling that YMS generated a tip sheet for the YMS family and she questions the validity of the survey.

Mr. James Cauley, James Court, read an e-mail obtained from a Right-To-Know request from Ann Toole to John Lewis, Dan Grenier, and Monica Tierney dated January 27, 2022 regarding the YMS Tip Sheet that was just discussed that was provided to YMS members by Ginger Zielinski in an e-mail dated January 26, 2022. Mr. Cauley read another memo from Ann Toole dated January 27, 2022 to Dan Grenier and John Lewis also obtained through Right-To-Know regarding YMS coaching its members on how to respond to the survey. Mr. Cauley asked why we did not receive a full disclosure on this when the survey results were presented. He stated if they are going to spend \$90,000 to have a study done on what to do next, they should make sure that it is not improperly influenced because obviously this survey was. He stated he understands that the Board is only making judgements on the information they are being provided, and he urged the Board from a fiduciary standpoint to be more cognizant of the information they are receiving and whether that information has been unduly influenced.

Mr. Richard May, 1270 Creamery Road, stated he lives directly across the street from the Snipes property. He stated there are a lot of people who are against this project. He stated the indication from the last meeting was that this is going to cost \$5 million to \$10 million to build. He stated when this was last considered in 2018, we found out that we ran out of money. He stated the residents were fighting it then, and they had retained counsel and put signs up. Mr. May stated they put up a number of signs that said "Preserve Snipes," and twenty of those signs were stolen from their properties. He stated this was reported to the Police Department. He stated when he spoke to the Police Officer who came out, he advised the Officer that he was concerned that the Township took them; and the Officer indicated that was not the case.

Mr. May stated the open space in Lower Makefield Township is shrinking, and there are fewer places where anything can be done. He stated if Snipes were to be eliminated in favor of soccer fields, it creates more problems with open space. Mr. May stated since 2018 the "water utility" has built something across the street from his driveway which probably reduces the amount of space at Snipes by about an acre.

Mr. John Harrison, 203 Dolington Road, stated he has been a Township resident for over twenty-five years. He stated he is pleased to hear that the Board is looking at taking some of the money realized from the Sewer sale and investing it which he feels is a great decision in the long-term. Mr. Harrison stated he is concerned that there seems to be an inordinate amount of money being spent on recreation; and while it does benefit some percentage of the Township, it does not benefit all

the residents of the Township. He stated investing money benefits all Township residents, but recreation is not where he feels we should be putting our money. He stated there were comments made about roads and other work that needs to be done to maintain the Township as a premier Township. He stated many of his co-workers from his company in New Jersey live in Bucks County, and they are here not for the recreation, but for the other amenities in the Township and for the security provided by the Police. He stated he does not see that recreation should be a priority in our spending. He stated he has heard that they are looking to take a more-focused approach in moving forward, and he is in favor of that. He stated he feels that there are other things that are a higher priority than recreation.

Mr. Bill Gaboda, 1230 Ash Lane, stated the Snipes Tract land has been “left to itself” for more than twenty years. He stated plants, animals, and birds have colonized it. He stated the tract has dense forest, open grassland, and some wetlands; and these varying environments support a diversity of living things. He stated good open space stewardship requires that we make a diligent inventory of what lives on the Snipes Tract, and they must do that before they begin any development.

Mr. Barry Kritz, 1451 Heather Circle, stated he is not in favor of going forward and creating a sports complex at Snipes as he does not want to hear the noise from the fields at his home which was built in 1983. He stated his street has never been re-paved; and he feels that until there is a financial plan with reserves for all of the Township roads, we should not be investing money to build these fields. He stated there is no way to ride a bike from the north end of the Township to the Library/Pool, and there should be a Master Plan for paths. He stated there is also no shoulder on Creamery. He stated other than Five Mile Woods, there is no place for adults to walk. He stated there are many parks in Hopewell, Lawrence, and Princeton; and we should be looking to develop Snipes for those types of adult activities and not just looking at the number of fields.

Mr. Kritz stated he took the survey, and he felt the survey was not intentionally biased but it was focused on certain type of usage; and there was no place on the survey for him to say he wanted walking tracts. He stated he feels that Mr. Grenier is “going down the path that he would like to see the Board follow.”

Ms. Elka Kallicragas, 1 Beechwood Lane, stated she agrees that there should be more walking trails as wherever she has lived before had numerous way to get from town to her home. She stated she is only 1.4 miles from Starbucks, but to

get to town, she would have to cross the road seven or eight times since there are no walking trails. She stated she is in favor of multi-use at Snipes. She asked the size of the tract and what the borders are. Mr. Grenier stated it is 34.2 acres, and it is 295 to the north. He stated it is also bordered by Dolington, Creamery, and Quarry. Ms. Kallicragas stated she is in favor of using the School fields.

Mr. Don Faust, 1509 Dolington Road, stated the last time this was discussed, they were told by the President of the School Board at that time that the Schools could not get involved; and he asked what has changed. Mr. McCartney stated the Township has had discussions with the Superintendent of Pennsbury and Dr. Smith was brought in as part of the Play For All concept. There were discussions about partnering up with the School District for additional use space. Ms. Tierney agreed with Mr. McCartney but added that the challenge is the maintenance of their field space is not the School District's priority. She stated the Township does not have control of the School fields so we would have to work with them closely. She stated while the School District may have been more limiting in the past, maybe now they are more open to partnership in the future.

Mr. Faust stated he feels that would be the best solution as they have heard that the Leagues help improve the land, and he is sure that they would do the same for the Schools, and the teams would then have a lot more facilities to play on. He stated a survey was done of the number of fields in the Township, and it is "an enormous amount." Mr. Faust stated when this was considered four years ago, the Township changed nothing on the Plan after listening to residents; and that is why people got organized. He stated there was opposition then and there is still opposition. He stated he always supported having a reasonable multi-use tract, but would not be in favor of it being "tournament-style" with 80' lights. He stated he does not feel this is needed if they can work with the School Board and convince them that this would be good for the School District, the sports teams, and everybody.

Mr. Faust stated he stated regardless of the validity of the survey, the "want for sports fields" ranked number 4. He asked why we are not listening to what most people want in the Township which is not sports fields.

Mr. Faust stated previously when the engineering group was working on this, we knew that there were potential problems. He stated the engineers had come to his house unannounced and tried to convince him that "this was a good deal." He stated they were suspicious that there were problems with the water retention design, and they had not gone through the due diligence

of knowing where all the water goes. He stated he had asked them where the water from Dolington and Creamery went, and they stated they knew it went into a grate “somewhere on Dolington.” Mr. Faust stated all of this goes into his yard into a creek that becomes a river during a huge rain. Mr. Faust stated his concern is more than just fields, and it is everything that goes into the development of the plan including the type of fertilizer and pesticides being used which all go downhill by his well. He stated if his well were to get poisoned, somebody is liable.

Mr. McCartney stated with regard to the School District, Mr. Faust also has the opportunity to make comment during the School Board meetings; and he would encourage him to do that so the School Board can hear public comment from residents about opening up the fields for recreation use because they pay School taxes as well. Mr. Faust stated he feels that would make most of the residents very happy because a majority of their taxes go to the School District. He stated he lives near two Grade Schools, and at certain points in the day, they are not being used and are not used on the weekends other than for very casual play from some neighbors. He stated this may also be a revenue opportunity for the School District as well.

Mr. Truelove stated the Township cannot compel the School District to do anything and having taxpayers going to School Board meetings and make their concerns known is the best way to do that. He stated the fact that the School Board is cooperating now makes a huge difference because that was not the case in the past. Mr. Truelove stated when he was a coach as soon as the School year ended, the School fields were not maintained and were not used. He stated these are issues that all taxpayers would probably like to discuss with the School Board.

Dr. Weiss stated the positive thing about Play For All is that during that process the surrounding Municipalities and the School District have got together with Lower Makefield and agreed that we need to do something jointly. He stated whatever comes out of this will be the best plan we can get. He stated at this point there is no way for a child to safely ride their bike to the Snipes Tract because of the bridge over 295. He stated it is important for everyone to participate.

Ms. Lisa Tenney, 156 Pinnacle Circle, noted that the meeting is not being aired on Comcast Channel 22. She stated with regard to Snipes she feels the Board needs to consider all of the concerns brought forth by the citizens.

Ms. Tenney stated she does not feel they should consider past use of fields but should look to the near future and five years from now as to what will be the best use of the land. She stated there has been an increasing number of floods and dry spells and grass needs to be maintained during those conditions. She stated they also need to consider the population demographic which is increasingly aging, and they need to be able to accommodate everybody even though that is difficult. She stated using the School fields is a great idea since when School ends there would be extra space including on the weekends. Ms. Tenney stated it is important to have better communication in the Township, and the “fact that you do things without people knowing is not a good thing.”

Mr. Truelove stated with regard to Comcast, that is an issue with access tonight. He stated if Comcast is not working, the meeting can be seen on Facebook or YouTube.

Mr. George Schlieben, 1035 Harvard Drive, stated he is the current President of YMS. He stated he does not “see community tonight.” He stated YMS has been serving the community for over forty years, and they are getting “accused of something advocating for children.” He stated YMS has done things for the community like putting together packages for the troops and their Special Stars Program for children with autism so that they can play soccer. He stated they have been in complete support of Play For All from the beginning and have been involved from the beginning so that everybody would be heard. He stated he does not appreciate hearing “YMS being drug through the mud at this meeting.”

Mr. Schlieben stated he feels it is great if some of his membership wanted to put together a tip sheet as they are advocating for something, and that is no different than if you are running for office and providing a sheet at the polls asking for votes. He stated he does not see a problem with a youth organization that supports children, building leaders, building teamwork, and community trying to better themselves. Mr. Schlieben stated 93% of those completing the survey were from Lower Makefield, which is 1,400 people responding; and it was not all from YMS since they only have 1,500 families in YMS.

Mr. Schlieben stated YMS supports 1,100 children in the Township who are in the Pennsbury School District. He stated he agrees it would be great to use the School fields and he also agrees with the holistic approach, and he would be in favor of starting at Macclesfield. He added they would not be able to use fields on School

property on a slope and a lot of work would need to be done. He stated YMS is here to support and work with the Board of Supervisors and the Township to find out what is the best plan for everybody.

Mr. McCartney asked if YMS would be open to limits on the number of players they put on Township fields. Mr. Schlieben stated they would be open to discussing opportunities to maximize the use of the fields. He stated he feels they need to do a study. He stated he feels they need to consider what is needed and what the organizations can do to help with the problem that the Township has. Mr. Schlieben stated that while they do have an indoor facility, it is not a field, and you cannot play soccer indoors all of the time.

Mr. Grenier stated the last time YMS was here, the Board asked about Tax Returns “and other things,” and Mr. Schlieben evaded the question. Mr. Grenier stated we also asked how much YMS paid their employees; and Mr. Schlieben stated Mr. Grenier could go through the process of getting that. Mr. Schlieben stated he does not have to answer that at this time and does not feel it is relevant. Mr. Grenier stated it is relevant. He stated Mr. Schlieben is here wearing his YMS jersey and normally they “pack the house with the YMS jerseys.” He stated YMS is a “very aggressive organization with a lot of money, and it has employees pushing \$300,000 just in salaries for employees.” He stated it is a professional organization; and while it may be a 501C3, that is “a lot of salary.” He stated YMS paid roughly seven figures for an indoor facility to be used year-round. He stated you do not always need a full-size soccer field to play soccer, and you can play indoor soccer, indoor Lacrosse, indoor basketball, and a lot of other sports including indoor rugby. He stated they can also do drills if they do not want to play a full game.

Mr. Grenier stated he commends YMS for doing that; however, the “narrative that is being put forth all of the time for years is that YMS is this little recreation League that has no money and they are just doing it for the good of the kids; but in reality, they are continuously trying to expand the League, and there are a lot of parents who are living vicariously through their kids looking for that multi-billion dollar youth sports juggernaut that is out there trying to go after a scholarship; and it is really tiresome to have this same approach come up every time YMS comes up and we talk about fields and YMS comes in and yells and screams at people.” Mr. Grenier stated he knows people who have been “verbally attacked before he was a Supervisor and was coming to those meetings.” He stated when he was a member of the EAC, he had issues with the design plan that Boucher & James did which was a “terrible plan,” and he stated that at a meeting, and he was “out in the hallway getting yelled



at by YMS people because he had a professional opinion and these were YMS people wearing the same type of shirt Mr. Schlieben has on.” He stated they were yelling at him that “he did not know anything and he was trying to harm kids.”

Mr. Schlieben stated he has never yelled at Mr. Grenier. Mr. Grenier stated he did not say Mr. Schlieben’s name. Mr. Schlieben stated he cannot penalize him or the organization today that has evolved for something that happened years ago. Mr. Grenier stated he hopes YMS will not be as “aggressive as they have been with this Board, the Township and the Park & Rec folks.” He stated most of the Park & Rec Board members were formerly associated with YMS; however, Mr. Schlieben stated that is not true. Mr. Grenier disagreed adding “he knows every single one of them.” Mr. Schlieben noted some were with PAA as well. He stated Mr. Grenier is attacking a youth sports organization.

Mr. Grenier stated “this is what happens whenever he has met with YMS folks either here or in another setting and other League folks; and there is this ‘this is what we are going to give you – we are the Leagues.’ He stated what we are saying here tonight is we are the Township, we own the fields, the taxpayers own the fields, and we are going to set limits on what the very specific user groups are going to be able to do, and you need to come up with a way to deal with that.” He stated they are going to have to come up with a way to “adjust the mindset of the Leagues to actually work with what they are given.” He stated YMS to their credit has done this to an extent by getting the indoor facility which he feels was a good thing and gave them the opportunity to use resources year round.

Ms. Blundi stated she does not feel Mr. Grenier should be able to “assault people.” Mr. McCartney asked that we treat each other with respect, and let Mr. Grenier finish his point, and there can then be rebuttal.

Mr. Grenier stated he is “trying to give YMS accolades and pat them on the back for going after and getting the indoor facility for their private use.” He stated he is also trying to give them a pat on the back for initiating the conversations with the School District because he does not believe that the other Leagues have done that to the extent that YMS has.” He stated YMS is already doing what we are trying to get other Leagues to do and YMS to an even greater extent if possible.” He stated we are in this predicament where we have a limited resource with many user groups that want to use that resource so the Board has to figure out how to distribute that resource. He stated we have some “very loud voices whether it is at these meetings

or behind the scenes that come after us a lot saying ‘these are ours,’ and over the past five years that he has been a Supervisor, the language has been ‘these are our fields, we will give you these, we will give you that.’” Mr. Grenier stated it is not the Township saying these are our fields – it is the Leagues saying these are our fields. He stated these are not Township recreational Leagues that are sponsored by the Township, and they are private Leagues “where kids pay large user fees to have access to professional coaching at a very young age that has access to a lot of items that you might get in other towns in a private League separate from a recreational League.”

Mr. Grenier stated it is very important that we re-set the conversation to be that these are Township fields, Township resources; and these are not specifically League resources, and we are going to manage it like that moving forward. He stated there are “lots of people getting defensive because we are trying to re-set the conversation; but it is not an attack, and it is just stating what the new conversation is going to be.”

Mr. Schlieben stated when Mr. Grenier brought up the indoor facility he felt he was indicating that they could just move there, although he could be wrong. He stated his point was that the indoor facility is different, and they cannot train indoors the way they do outdoors. He stated he cannot speak to what YMS did in the past, and he can also say that they have come in this process not yelling and screaming. He stated you can look at any of the Park & Rec meetings and the Supervisors meetings where he has stated that they want to work and be part of the solution. He stated he has never said that YMS owns these fields. Mr. Grenier stated he commends him for that. Mr. Schlieben asked that YMS not be used as the example of negativity.

Mr. McCartney asked Ms. Zielinski’s role with YMS, and Mr. Schlieben stated she is a coach/parent volunteer. Mr. McCartney asked Mr. Schlieben if he was aware that she sent the e-mail, and Mr. Schlieben stated he was not aware that it went out that way. He stated as a parent/coach, Ms. Zielinski had access to a “sub-set of our names.” Mr. McCartney asked if that included all the age groups, and Mr. Zielinski stated he believes it was just the recreation group. Mr. McCartney stated he feels “she tainted the data.” Mr. Schlieben stated he feels she was trying to advocate people and he does not feel it was tainting the data. Mr. McCartney asked if Mr. Schlieben cannot see the damage in that. He asked if she was reprimanded for that as it was a “huge no-no;” and Mr. Schlieben not saying anything means that he advocated her doing that. Mr. Schlieben stated he “shut it down as soon as he knew.” Mr. McCartney

stated he feels the data has been tainted, and he does not know any other user groups where we have Right-To-Know requests asking if any e-mails came in for people advocating for their groups and sending out mass e-mails to their users to take this survey. Mr. Schlieben asked if it okay for other people to advocate but not YMS, and Mr. McCartney stated he is not saying that. Mr. Schlieben stated they are saying that if people put an opinion out there, and they say they are tainting something. Mr. McCartney stated what he is saying is that “YMS has an optic in the community and they should probably be a little bit more careful during these times.” Mr. Schlieben stated the Board did not sanction that. Mr. McCartney asked if Ms. Zielinski is still an active coach with YMS, and Mr. Schlieben agreed noting the difficulty of getting volunteers, and that she is a good coach.

Mr. McCartney asked her motivation to send that, and asked Mr. Schlieben what his motivation was to be present this evening. Mr. McCartney asked if he is here to ask for more fields, and Mr. Schlieben stated they need more fields or improvements of the facilities that we have based on the users that they currently have. Mr. McCartney asked if the Township were to put limits on the number of users would that still be the case, and Mr. Schlieben agreed. He added if there were limits put on the users, they would be taking away a valuable asset from the community, adding that there is a need in the community to have a soccer club.

Dr. Weiss stated there is a need in the community to have organized sports; and if the Township does not provide such, organizations such as PAA, YMS, and Ultimate Frisbee fill that need. He stated the question we are not asking but is being implied is if the Township is going to front the money, are these organizations reimbursing the Township at a fair rate so that it is a win/win for everybody. He stated that is a discussion to have with the Leagues once we have a plan. He stated he feels we should get a plan and then have a discussion with the Leagues and the community so that everybody benefits. He stated he feels it would be a disservice to the children of the Township not to provide the best. He stated “we continue to act as a distressed Township, but this is one of the most prosperous, and one of the riches demographic Townships in the Country.”

Dr. Weiss stated Moody’s had given us a negative outlook and downgraded our Bond Rating, which was done in the past, and “we had to sell the Sewer system to afford anything, and we should not take our frustrations out on

YMS or PAA.” He stated we should make sure moving forward that we do something that is a win/win for everybody. He stated we are having the Golf Course pay us back for the debt that we fronted over a number of years; and we are making sure that our Township stays whole and is a better place, and this is a start. Dr. Weiss stated we should make sure that our future Leases are not open-ended, and these are conversations that we need to have. He stated this is why we no longer have BrightFarms because they would not work with us.

Dr. Weiss stated Park & Rec has done tremendous things in a few years, but there is more to do. He stated everyone should have a part in how to move forward and not “one over another.” Dr. Weiss stated Mr. Schlieben is allowed to advocate for YMS. He stated he has looked at the 990s for YMS for the last twenty years, and he knows where the money goes as it a public record. He stated he does not have an issue with how much money YMS raises. He stated he would ask other outside organizations that deal with the Township to work on a fair, level plane; and he knows that Mr. Schlieben has no argument with that. Mr. Schlieben agreed.

Ms. Blundi stated while she is not just advocating for YMS, there is value in community sports, investing in our youth, and building leaders. She stated this is the community that we have all committed to trying to improve in Lower Makefield. Ms. Blundi stated she feels bad for Ms. Zielinski; and while she may have been “overly-zealous,” when she was coaching a team she might have done the same thing because she would have wanted the parents of the group she was coaching to understand how important this was. She stated we have “vilified” this woman for some e-mails that Mr. Lewis and Mr. Grenier knew about. Ms. Blundi stated if we are truly committed to building a community that has to mean that there will be places for our children, and she is excited to hear that the School District will be mowing their lawns and making them available. She stated when her age group was at the School the women had to threaten a Title 9 action because there was no place for them to play. Ms. Blundi thanked Mr. Schlieben for all that he and all the other coaches and youth leaders are doing. She stated these are the people who are helping build our future.

Ms. Barbara Knight, 5 Beechwood Lane, stated she has been a resident for twenty-one years. She stated her property will be directly impacted if these fields were to come to fruition at the Snipes Tract. She stated she is concerned about the additional traffic that it would create as well as the noise and light pollution. She stated she feels a nature preserve/park

makes “total sense” given what has been discussed with regard to the aging demographic in the Township who would benefit much more from that as a community. She stated there are many in the community whose children are grown and would no longer take advantage of the recreational sports complex that would be constructed there and there is also the aesthetic value of one versus the other. Ms. Knight stated she is very encouraged that there is so much talk about further studies. She stated in the interest of transparency, it should also be studied what the impact on taxes would be on the Township residents.

Mr. Faust stated he does not think anyone has disparaged YMS or the children or the woman who “sent out the instructions.” He stated he feels they were questioning the “tactic or the method.” He stated he feels the discussion this time is very beneficial, and he did not feel that way five years ago. He stated he does not think anyone is “against kids having fun and doing those sorts of activities, and it is just how do you accomplish that.”

Mr. McCartney thanked Ms. Tierney adding they will follow up with a consensus of what the Board wants to do moving forward.

#### ENGINEER’S REPORT

Approve Pay Application #1 for the 2022 Road Program to James D. Morrissey, Inc. in the Amount of \$182,100.24

Ms. Blundi moved and Mr. Lewis seconded to approve Pay Application #1 for the 2022 Road Program to James D. Morrissey, Inc. in the amount of \$182,100.24.

Mr. Grenier asked for an update relative to this first Pay Application. Mr. Pockl stated they are behind schedule as a result of not getting the detectable warning surface for the ADA ramps as the supplier is not able to meet the demand. He stated he believes that paving will begin the beginning of August. He stated he received some complaints about restoration around various ADA ramps, and they cleaned that up last week. Mr. Grenier asked if the work they have done has been inspected, and Mr. Pockl agreed. He stated they identified the quantities and verified that the Pay Application submitted is for the work completed.

Motion carried unanimously.

## PROJECT UPDATES

### Woodside Bike Path

Mr. Grenier asked if comments have been received back from the Conservation District that we need to respond to; and Mr. Pockl stated we responded to their Administrative comments, and we are still waiting on any technical comments they have as a result of reviewing the calculations. Mr. Grenier asked if we are administratively complete such that they will start the technical review, and Mr. Pockl agreed. Mr. Grenier asked Mr. Pockl what he expects will be the start date for construction, and Mr. Pockl stated that would depend on the comments we get back. He stated they are still hoping to start construction in October. Mr. Grenier asked how long construction will take, and Mr. Pockl stated he believes we have 150 days for construction. He stated it would be a “race to get asphalt done on the proposed path.”

### Memorial Park Project

Mr. Grenier stated at the last meeting he had asked about the gravel that was in a field. Mr. Pockl stated they went on site and verified that there was stone in the area noted by Mr. Grenier, and there was a little bit of settlement in that area. He stated they will be going back to the contractor and have them put down additional topsoil and stabilize the area.

### Sandy Run Road

Mr. Joe Fiocco was present, and Mr. Lewis asked if there is anything else that he feels we need to do or are we done with the Sandy Run Road project. Mr. Fiocco stated he would like to see a high-friction surface treatment put out there adding that it is a relatively expensive treatment, and his estimate was about \$14,000. He stated it will gain a lot as you would be able to stop your vehicle a lot shorter. He stated the problem was we could not piggy-back onto the PennDOT Contract. He stated PennDOT’s contractor was from Maryland so asking them to come out and just do a short stretch of road for Lower Makefield would probably triple the cost. He stated he will look into this and provide the information to Mr. Majewski as to how much it would cost Lower Makefield to get this accomplished.

Big Oak/Makefield Road Signal Upgrade

Mr. Fiocco stated he had asked a couple of weeks ago to be able to come to the Board as they have come up with a problem with the right-of-way. He stated the documents they have show that for the corner with the gas station, the right-of-way is at the curb line. He stated for all of the signal equipment including the mast arm, they would have to purchase right-of-way or get a Signal Easement. He stated the first step is to determine exactly what we have there as he finds it hard to believe that we have no right-of-way outside of the curb which does not seem right.

Mr. Fiocco stated that was why he originally wanted to come before the Board of Supervisors to see if they should move in that direction; however, since then he has found that the Grant has expired. He stated in March, Mr. Ferguson had sent a letter requesting that PennDOT extend the deadline, but we had not heard back. Mr. Fiocco stated he reached out to PennDOT; and since they had not received any confirmation, he asked his staff to stop working on the project because there is no guarantee that Lower Makefield would get the Grant monies that were already approved although he feels there is a chance that they will. He stated it is up to the Board if they want him to move forward with the project recognizing this risk.

Mr. Fiocco stated the engineer who submitted the Application for the Township probably did the estimate in 2016, and it was approved in 2017; but the costs are now “going through the roof.” He stated it was approved that the signal would cost \$260,000, and his engineer is advising that it will probably be 15% to 20% more. He stated the Board should consider if they want to wait to see if PennDOT will approve the extension of the Grant or should we ask for a new Grant that would cover what will most likely be the costs which could be \$50,000 more than what was estimated in 2016. Mr. Fiocco stated the signal does need to be upgraded as it is very old, and there is no accommodation for pedestrians; however, at this point there is no guarantee that the \$260,000 that PennDOT has approved will still come to the Township.

Mr. Lewis asked if they could follow two tracks including finding out if we still have the existing Grant from PennDOT, because if we do not have that “we are done for a little while.” He asked if we could also direct the Solicitor to look to see what rights-of-way we need. Mr. Lewis asked Mr. Fiocco if he has surveyed the parts that they would need for the design. Mr. Fiocco stated it is not a survey at this point, and they were just given the documents. He stated when the corner was developed, it may have been offered for

Dedication but not accepted by the Township, and that would be a simple fix. He stated with the gas station property it appears that the right-of-way is close to the curb line according to the documents that they have. He stated they will research this further and then a decision should be made whether to purchase right-of-way from the property owner or get an Easement. Mr. Fiocco stated he assumes the signal is good for the gas station property owner so he does not feel they would “hold the Township hostage,” as a better signal would benefit their business.

Mr. Truelove asked Mr. Fiocco if he needs the Board to authorize his company to finish evaluating the right-of-way needs at that location, and Mr. Fiocco stated that is one option which he feels needs to be done. He stated moving forward with the construction, he is estimating it could cost another \$15,000 for their efforts to finish construction-ready plans. He stated if PennDOT does not extend the Grant, the Township would need to make a decision on how to proceed. Mr. Truelove asked if the plans would still be good three years from now if other funding sources became available, and Mr. Fiocco stated they could use them depending on what standards have changed. He stated their design was approved by PennDOT, and they need to convert it to construction drawings that a contractor could bid on.

Chief Coluzzi asked when Mr. Fiocco last corresponded with PennDOT regarding the Grant extension, and Mr. Fiocco stated it was probably ten days ago, and the latest information they gave was the Extension expired on June 30, 2022.

Mr. Grenier asked if it has not been approved yet or did they indicate that it was not extended. Mr. Fiocco stated they have not said no, but he is still waiting to hear back from them.

Mr. Grenier asked what corner they are talking about. Mr. Fiocco stated there are actually two corners – one is the corner where the Catholic School is which is where they want to put the controller; and we may or may not have enough right-of-way there. He stated the northwest corner is where the gas station is, and that is where it does not appear that we have even the right-of-way for the pole that is there now. He stated it is so old, it is not known how this evolved over the years.

Chief Coluzzi asked where Tom Roche asked to have the controller put, and Mr. Fiocco stated it is the corner where the old Catholic School is. Mr. Fiocco stated they might be okay there but they need to confirm that. He stated the right-of-way may have been Dedicated to the Township, and it may simply involve accepting of the right-of-way; but they need to confirm that. Mr. Fiocco



stated the existing controller is on the mast arm that is on the gas station property, and that is the one where it appears the existing signal equipment is outside of the right-of-way; and it might just be a matter of tracking this down. He stated if it is outside of the right-of-way, they would need to formally acquire it on behalf of the Township.

Mr. Grenier stated he feels the first step would be to resolve the right-of-way issue and it might be that the paperwork was never finished. Chief Coluzzi stated he will discuss this with Mr. Majewski to see if he is aware of this and has any paperwork, and he will also contact Mr. Ferguson to see if he knows about this. He will then work with Mr. Truelove on this. Mr. Fiocco stated they will put this on hold until they hear back from the Township. Mr. Lewis stated he understands Mr. Fiocco will still be working on the right-of-way issue.

#### CHIEF'S REPORT

##### Approve Entara as the Township's IT Managed Services Provider for a 1-Year Contract

Chief Coluzzi stated this is a short-term Contract for one year, and their pricing is all inclusive. He stated they have all the security penetration testing and the monitoring in the pricing already. He stated we have worked with them before, and they are currently setting up a firewall for us. Chief Coluzzi stated they would like to try them for a year. He stated the total price for the year is \$218,388. He stated that is slightly more than the other proposal that was looked at from RTCS; however, RTCS does not include everything that Entara includes and RTCS was more A la carte; and he could not get a handle on what their full cost was. He stated he feels that it would be more than what Entara is.

Chief Coluzzi stated in the IT Capital Projects Budget of the General Fund for 2022, there \$223,244 allotted. He stated he has not looked at what is remaining in that Fund, and there were other expenses this year for computers and it is not just all IT services in that Fund. He stated going forward it would have to be in that same area for next year with a little more added to it. He stated the Vx Rail Dell Lease was terminated the end of June, and that was \$55,720 a year that we will not need going forward. He stated Gannett-Fleming are no longer our IT people, so we are totally without IT services at this point and have been for several weeks. He stated that is about a \$40,000 cost so that is a total \$95,720 savings.

Chief Coluzzi stated it was contemplated that going forward we would need an IT person; and as he discussed at the last meeting, our virtual network is above one IT person, and he would expect one employee would be in the \$100,000 range. He stated if we get Entara on board, which is a large company with a hundred specialized employees, we would not need an IT person going forward so that would be another \$100,000 savings.

Mr. McCartney stated he agrees that having an IT person on site would be a \$100,000 expense for that one person, and they would need two people in case something happened to that IT person so it could be one and half to two times the \$100,000. Mr. McCartney stated Entara has cyber security, and Chief Coluzzi agreed. Mr. McCartney asked if the company is in Chicago; and Chief Coluzzi stated while the company is in Chicago, they are “all over,” and they have the ability to have someone on site immediately if needed.

Dr. Weiss moved and Ms. Blundi seconded to approve Entara as the Township’s IT managed services provider for a one-year Contract in the amount of \$218,388.

Mr. Grenier stated Entera listed the Fortune 100 companies that they work for, and Lower Makefield may not be their highest priority. He asked Chief Coluzzi what they have indicated that make him feel that they will be responsive to the Township if there is an issue. Chief Coluzzi stated they had a video conference with them with several of their specialists along with the CEO who took the time to be with them as long as the Township needed. He stated we were assured that we would get the same level of service. He added that is why Gannett-Fleming is no longer with us because we were too small for them and they wanted to move on to bigger corporations. He stated Gannett-Fleming took us on at the beginning as a favor to the Township because we were without IT services at that time. Chief Coluzzi stated Entara was very responsive and discussed their procedures. He stated this was all explained in the video conference, and he believes that it is also in the proposal.

Chief Coluzzi stated this is a one-year Contract; and if we do not like their service, we could move on to someone else. He stated he feels we will be satisfied with them, and we are so far with the work that they have done. He stated while we did not Contract with them, it was through another organization that was helping us through a problem that used them and brought them on board which is how we became familiar with them.

In response to a question by Mr. Fritz, Chief Coluzzi stated it is a virtual network, and we have servers that service over one hundred twenty people. Mr. Fritz asked about the Vx Rail, and Chief Coluzzi stated the Vx Rail was re-built. He added it was originally given to us and built by Dell and it was a four-year Lease. He stated we had the option of going forward longer with it but when the Vx Rail failed us and we had to have it re-built, and we terminated the Lease with Dell which was about \$55,720 so we now own it.

Motion carried with Mr. Lewis opposed.

#### SOLICITOR'S REPORT

Mr. Truelove stated the Board met in Executive Session beginning at 6:30 p.m. and Real Estate items, informational items, and personnel items were discussed.

#### Appoint Kenneth Coluzzi as Interim Township Manager Until a New, Full-Time Township Manager is Hired

Mr. Truelove stated Mr. Ferguson is no longer employed by the Township. Mr. Truelove stated his opinion is that as a best practice and in order to comply with the intent of the Second Class Township Code we need to have someone appointed to the position of Interim Township Manager and also Assistant Secretary/Treasurer for the purposes of signing checks and doing the type of work that a regular Township Manager would do. He stated he is also asking the Board to include Open Records Officer to the next item on the Agenda as that is mandated by the Open Records Act.

Mr. Truelove stated the Township Manager search is well underway, and the Board of Supervisors is actively involved in that. He stated this is being done until that person is hired.

Mr. Lewis moved and Mr. Grenier seconded to appoint Kenneth Coluzzi as Interim Township Manager until a new, full-time Township Manager is hired.

Mr. McCartney thanked Chief Coluzzi for agreeing to this huge undertaking. He stated during this transition period all of the Supervisors have been putting in extra hours and efforts to carry the load of the Township Manager, and the fact that Chief Coluzzi is willing to take this on is deeply appreciated.

Mr. Grenier stated he wants to make sure Chief Coluzzi is comfortable with this in addition to his position as the Chief of Police. Mr. Grenier stated he will continue to push the process forward for a permanent Township Manager. Chief Coluzzi stated he is available 24/7.

Motion carried unanimously.

Appoint Interim Township Manager Kenneth Coluzzi as Assistant Secretary/  
Treasurer and Open Records Officer for the Duration of His Tenure and Update  
the Appropriate Bond/Security to Reflect the Appointment of Kenneth Coluzzi as  
Assistant Secretary/Treasurer

Mr. Truelove stated this would be for the timeframe commensurate with the appointment as Interim Township Manager and to have the appropriate Bond/ Security apply as well to this position as long as Chief Coluzzi occupies the position.

Mr. Grenier moved, Mr. Lewis seconded and it was unanimously carried to appoint Interim Township Manager Kenneth Coluzzi as Assistant Secretary/ Treasurer and Open Records Officer for the duration of his tenure and update the appropriate Bond/Security to reflect the appointment of Kenneth Coluzzi as Assistant Secretary/Treasurer.

ZONING, INSPECTIONS, AND PLANNING

Approval of Preliminary Major Subdivision for 1566 LLC (Plan #685)

Mr. John VanLuvanee, attorney, was present with the Applicant, Jerry Katzoff. Mr. VanLuvanee stated the project is a re-Subdivision of four properties. He stated two of the properties are currently owned by Mr. Katzoff and his wife, and 1566 LLC is the owner of the former Loftus Tract as well as a small tract on Creamery Road. He stated there is one house on each of those latter two parcels, and those two houses will be razed and two new houses will be built one taking access where the Loftus tract takes access off Yardley-Newtown Road, and the other taking access from Creamery Road where the small tract currently takes access. Mr. VanLuvanee stated there are four lots proposed to be accessed by an extension of Buck Creek Drive, which is basically a stub street that has been there for a number of years and has never been finished as a cul-de-sac.

He stated for that reason, it already exceeds the length permitted for a cul-de-sac, and they propose to extend it and provide a turn-around which he feels would be beneficial.

Mr. VanLuvanee stated the reason the Subdivision is laid out as it is because the property is bisected by a stream with wetland borders, and the stream basically crosses the site in the middle coming in from Creamery and going all the way across the Katzoff property.

Mr. VanLuvanee stated Mr. Katzoff and his wife have been residents of the Township for more than forty years. He stated this is not the normal Development Subdivision, and he would call it more of a “protective subdivision,” and Mr. Katzoff will explain what he is trying to accomplish.

Mr. Katzoff stated he and his wife bought the property known as “Mansion House Farm” at 1472 Yardley-Newtown Road around 1980, and they have lived there consistently ever since. He stated as soon as they bought the property, the gentleman they had bought it from had sold most of his property to Toll Bros., who built the development behind them. He stated there was a little shed on the back of the property that matched their house, but the seller included it in Toll’s property; and it was on a lot directly behind his house. He stated because it looked so perfect with their house, he bought that property from Toll so that he could subdivide it back to he and his wife which he did forty years ago. He stated that little building is part of their property and is fully restored. Mr. Katzoff stated they ultimately sold the Toll house to a family member who lived there a long time.

Mr. Katzoff stated his house was built in 1713, and is a historic farmhouse that has been totally restored. He stated the property has been impeccably maintained. He stated they had an opportunity to buy 2.7 more acres from the Loftuses, and that piece is where the stub road at Buck Creek ended. He stated they bought that in order to expand their property, but more so to control the future development of the Loftus piece that was next to his house trying again to protect their property because they felt that if they owned the stub lot whoever would buy the rest of the Loftus property would ultimately have to talk to him about using the property to extend the road. Mr. Katzoff stated right before COVID the Loftuses came to them asking if they would buy the rest of their property which gave them twenty-two acres there. He stated he did that to expand their house which in this

plan would make their house fourteen acres instead of the original seven. He stated to recoup some of their costs, they met with Mr. VanLuvanee and saw that they could build four houses off of Buck Creek instead of having a developer come in and ultimately try to build fifteen houses. Mr. Katzoff stated all of this was done in an attempt to expand and protect their house, but at the same time they saw an opportunity to do a small development and recoup the costs which is why they are here.

Mr. VanLuvanee stated the Plan has been through four or five iterations, and it has been reviewed two or three times by the Township's consultants. He stated they feel at the present time, it is relatively "clean." Mr. VanLuvanee stated two minor Variances are required; and normally, depending on the nature of the Variance, he never comes before the Board asking for Preliminary approval of a Subdivision until they have all the Variances in place. He stated in this case, the Variances do not affect the lay-out of the Subdivision, and they are strictly utility Variances to get the sanitary sewer lines across the wetlands and wetland buffer. He stated the Variances are not necessary unless there is a Subdivision so he felt logically that the proper way to do this was to make sure that there is a Subdivision before they ask the Zoning Hearing Board to approve Variances which would not have any purpose if they did not have the Subdivision. He stated if he goes to a Zoning Hearing Board without a Subdivision approval, he is often asked why he is present for a utility crossing without having a Subdivision approved. He stated they felt that because these Variances had no impact on the lay-out of the project, the appropriate way was to come before the Board of Supervisors for Preliminary approval with the understanding that the Applicant is at risk and that they would need to get the Variances.

Mr. VanLuvanee stated he has read through the draft approval letter provided earlier by Mr. Truelove, and the only comment he had was the issue of the sidewalk Waiver. Mr. VanLuvanee stated they had asked for a Waiver of sidewalks on the four lots because there are no sidewalks on Buck Creek Drive at the present time, and a sidewalk would not go anywhere. He stated he assumes that the sidewalk Waiver would also technically encompass the minimal frontage on Creamery and Yardley-Newtown Roads. Mr. VanLuvanee stated Buck Creek Drive extension is a different issue, and he believes that is the sidewalk Waiver that the Planning Commission did not recommend. Mr. VanLuvanee stated normally he hears the argument that they should provide the sidewalks because they may extend somewhere when the next piece of ground is developed; however, in this case the next piece of ground has been developed for a number of years, and there are no sidewalks.

Mr. Truelove stated this is being considered for Preliminary approval only, and the Planning Commission reviewed this on July 11 and recommended approval subject to compliance with the Township reviews, deferral of tree replacement issues to Final review, no sidewalk Waiver, and the rest of the Waivers being requested being deferred to the Board of Supervisors.

Mr. Grenier stated he asked a number of questions when they were before the Planning Commission. He stated he would prefer to Table this until they get a Zoning Hearing Board decision on the Variances. He stated he believes that one of the Variance requests relates to the turning radius in the road where the cul-de-sac would be installed. It was noted that was a Waiver and not a Variance. Mr. Truelove stated the two Variance being requested have to do with relief to disturb approximately 3.2% of the wetlands for installation of a utility line where disturbance is not permitted and the second is a request for relief to disturb approximately 3.2% of the wetlands buffer for installation of a utility line. Mr. Pockl stated it is for the force mains for the sanitary sewer to cross. Mr. Grenier stated for that they would be forced to go to the Pennsylvania DEP for impacts to State-regulated wetlands, and Mr. Pockl agreed.

Mr. Grenier asked if there has been a Jurisdictional Determination on the extent of the wetlands on site and the stream, and Mr. VanLuvanee stated there was a wetlands study done by Penns Trail Environmental which has done work in this area for a long time and has a good reputation. He added he does not believe that there has been a Jurisdictional Determination issued at the present time. Mr. Grenier stated they are going to need preliminary meetings with the Army Corps and/or the DEP, and Mr. VanLuvanee stated they are not to his knowledge. He stated usually a Jurisdictional Determination is not a Condition precedent, and we can proceed at our risk if we do not have one. Mr. Grenier stated given the nature of this site and the way the cul-de-sac is laid out, it makes for a very tight turning radius to get into the area where homes would be on the cul-de-sac. He stated in order to extend it, they would likely be impacting the wetlands buffer and potentially the wetlands itself, and there is also the stream corridor south of there.

Mr. VanLuvanee stated they tried to minimize the clearing of trees as the whole site has a lot of woodland on it. He stated the area Mr. Grenier is referring to is very densely wooded, and they made the turning radius as sharp as they could recognizing that there is no through traffic and only four lots which they felt made sense rather than encroaching further, trying to loop the road around, and disturbing more of the trees.

Mr. Grenier stated the Planning Commission was pretty adamant about not granting Waiver requests on the tree issue and the sidewalks. Mr. Grenier stated there a Fee-In-Lieu program set up for sidewalks, and he would lean toward that approach. Mr. VanLuvanee stated they are fine with a Fee-In-Lieu of sidewalks. Mr. Grenier stated with regard to the tree issue, he believes the EAC talked about potentially putting a Conservation Easement over some portion of the remaining undeveloped land. Mr. Grenier stated he would lean more toward not putting a Conservation Easement over the wetlands because they would not be able develop there anyway.

Mr. Grenier stated there were neighbors at the Planning Commission meeting that had some big concerns. He stated while he is not sure that the Zoning Hearing Board matters would effect that, he would like to hear how the Applicant will address the neighbors' concerns. Mr. Grenier stated he appreciates the fact that Mr. Katzoff has been buying lots to protect his property, and he recognizes that it is his right to make some money off the land that he owns. He stated because this is in proximity to wetlands, streams, floodplains, and wooded areas, we have to be very careful and thoughtful about the development. Mr. VanLuvanee stated that is why the request is for Preliminary approval only. He added that without the Variances, they will not be able to move forward with the Plan. He stated it costs \$7,000 to \$10,000 even to take a Minor Application through the Zoning Hearing Board; and in this case it will not change the geometry of the Development.

Mr. VanLuvanee stated with regard to the tree replacement, he read the EAC letter a number of times, and he feels that perhaps they did not appreciate the extent to which this property is wooded, and that is one of reasons he feels the deferral makes sense. He stated Mr. Katzoff worked with his engineers to find every conceivable location on the property to put replacement trees. He stated a Plan was shown at the Planning Commission meeting that looked as if the property was pretty much empty of trees and showed where the replacement trees were going; and this is because if it was not done that way, you would not be able to tell where the trees were going.

An aerial photo was shown of the property, and Mr. VanLuvanee stated that is a winter photo of the property, but you can see that there are very few places on the property where additional trees could be placed. He stated while he knows these Waivers are never popular, he feels anybody who goes out to the property would agree that there is no place to put 754 trees. Mr. Grenier stated he understands that.



Mr. Katzoff stated their plan was to put in trees in ways that the neighbors would get protection and his property would get protection equally as well. He stated they are not opposed to putting in trees. Mr. Grenier stated the way we have tried to be thoughtful with the Tree Ordinance over the last few years is that we have tree placement; and you do as much as you can on the site the best way you can, and for those that cannot be put on site, there is a Fee-In-Lieu program that will allow them to put trees in different parts of the Township where there is a lot of space for trees which will help the Township overall. Mr. VanLuvanee stated they are willing to talk about that before they come back for Final Plan approval and see if we can reach accommodation that is satisfactory to both. Mr. Lewis stated he will be looking at that issue very carefully.

Mr. Grenier stated the neighbors have valid concerns that differ based on where they live in proximity to the parcels. He stated he feels we should seek to work with the neighbors. He stated he believes that there was some history about impacts before Mr. Katzoff owned the parcel. Mr. Katzoff stated he and his wife have been there longer than both neighbors who he believes will be speaking; and one of the neighbors actually complimented them on keeping the property so beautiful that it now looks like a park, but he is now complaining about them doing that. He stated they understand that neighbor's needs, and it would be the perfect place to put trees down that line so that neighbor is not seeing the road just as he himself does not want to see the road. Mr. Katzoff stated there is another neighbor who he believes wants to speak who lives off of Creamery, and their back yard looks into this property. Mr. Grenier stated he is talking about neighbors who had some issues backing up to their fence and how things had been maintained over the years whether Mr. Katzoff owned it or not; and Mr. Katzoff agreed that he did not own that; however this project will result in a clean-up of that area because there will be homes there. Mr. VanLuvanee stated there are limits of clearing on all of the lots.

Ms. Cathy Tipton stated she owns 1078 Creamery Road and owns Lots #50, #51 and #52. She stated she and her husband bought their property in 1999. She stated the property owner passed away, and the Executor was Frank Fazzalore who was a Supervisor at that time. She stated he gave them Plans that were proposed in 1951 for the Makefield Meadows Subdivision that was "nixed" because of the wetlands and everything that was behind them. She stated he told them when they were purchasing the property that a Subdivision would not happen because of the wetlands and the endangered species that were behind them, and that was a selling point of buying the house. She stated Mr. Katzoff was not the one who did not take care of the property, and it was the previous owner.

Ms. Tipton stated they are worried about the trees, and she went over the Subdivision Plans, and she counted that there were over 2,900 trees on the property, but it indicated that some of them were dead. She stated it is recommended that they replace 754 trees, and they are requesting to put in only 167. She stated she is not sure how many trees are going to be taken down, and how many are going to be replaced. She stated going from 2,900 to 167 trees seems like a lot of trees. She stated she knows there are trees behind her property that are dead because one of them landed on her fence that is still broken even though the prior property owner indicated he would fix it.

Mr. Truelove stated the recommendation is to defer the tree issue until Final Plan so that will not be decided tonight although it is good to have this information on the Record. Mr. Truelove added that Mr. Fazzalore was his father-in-law.

Ms. Tipton stated they are worried about the buffer which she understands is 70' which is where her house is. She stated she is not sure what is going to be replaced there. She stated they have a small rancher, and they will now be looking at the back of a "McMansion," and they will be able to look into her bedroom, her kitchen, and her bathroom which is a concern. She stated she has had privacy since 1999. She noted the number of wildlife in the area but there are no people looking in her back yard, and now she will have people looking at her unless there is some protection. She stated she would not have bought the property if people were going to be looking at her house. She asked how that will be "fixed to help her out."

Ms. Tipton also asked who is going to take care of the property. She stated currently her husband has to jump over the fence in the winter to deal with the poison ivy. She stated her husband has been clearing this land since 1999 that has been coming over into her property. She asked who will take care of that once this is developed.

Ms. Tipton stated her property is higher than the neighbor's. She stated her property has a retaining wall, and she asked how the water run-off from this property will affect her property. She stated the corner of Lot #50 is already falling down because of the PECO pole that has been falling down and took five years to fix. She stated she does not want to have to fix her retaining wall.

Ms. Tipton stated the Pennsylvania Natural Diversity Inventory indicated that there were two endangered threatened species, and the PA Fish and Boat identified a bat; and if they are going to take down “all of this stuff” she questioned where are all these animals will go if they take away their land.

Ms. Tipton stated with regard to traffic, she cannot get out of her driveway now because the traffic is so bad. She stated they are thinking about putting a different driveway on their property so that they can pull out. She stated there will be more traffic, and she cannot get out now. She stated someone was surveying her property yesterday at the end of her driveway, and she has stakes on both sides of her property in her front yard. Mr. Truelove stated they have information that some of that surveying may have been done by people who own the property across the street.

Ms. Tipton stated they are not sure if the property going up will affect the existing PECO lines, and currently there are only six residences on the PECO poles. She stated she believes one of them is one of the properties that Mr. Katzoff bought. She stated she is not sure if they will be upgraded and hooked up with “everybody else or stick with what they have.”

Ms. Tipton stated she is a taxpayer, and she questions how this will effect her taxes and her property value. She stated she questions who will want to buy her property if they are looking at a “McMansion” in the back yard. Ms. Tipton stated it was brought up on Facebook whether or not it is too late to have this property preserved. She stated she understands that Mr. Katzoff wanted to recoup some of the money that he spent buying the property, but she wants what she had since 1999 too and does not want to lose what she has either. She stated her property value will go down and her taxes will go up.

Ms. Tipton stated her husband wanted her to ask whether Lower Makefield hires Pickering & Corts to do work for Lower Makefield. Mr. Truelove stated they were the Township engineers for many years prior to 2005/2006, but they have not been retained by the Township since that time. Ms. Tipton stated they were not sure whether there was a conflict of interest.

Mr. Pockl stated with regard to the trees on the property, in the Township Ordinance, we count trees greater than 10” in diameter, and that would be 118 trees that they are removing on the property. He stated the Township Ordinance stipulates that trees 10” to 18” in diameter require four

replacement trees, 18" to 30" in diameter requires seven replacement trees, and greater than 30" in diameter requires ten replacement trees. He stated doing that calculation, they are required by Ordinance to replace 754 trees if they are removing 118 trees. He stated the Applicant has indicated that there is no room on the property to plant 754 trees, and they are proposing to plant 167 new trees which would be 49 in excess of what they are removing.

Ms. Tipton stated it indicated that they wanted to replace 167 trees out of the 754 required by SALDO, and that it was difficult to access at Buck Creek Drive, and they cannot cross the stream. She stated she questioned how they could build the development there but not plant the trees. Mr. VanLuvanee stated he does not believe that was stated.

Mr. Pockl stated according to the Plan, they are proposing to plant eleven trees on the property directly behind Ms. Tipton's. He noted the oval shape south of that area which is a stormwater management rain garden which will take some of the run-off from the property and allow that to infiltrate into the ground, and anything overflowing that rain garden would drain down over the natural terrain down toward the stream. He stated the stormwater run-off from that property will actually be running away from Ms. Tipton's house.

Ms. Tipton noted the location of her house on the Plan, and she noted another location where there are trees; and Mr. Pockl stated those are existing trees which will remain. Mr. Pockl stated he believes that the Applicant would be willing to plant more trees on the property to alleviate her privacy concerns, and they could work with the Applicant on this moving forward. Mr. VanLuvanee stated if there is room, they would be willing to put in as many trees on the site as makes sense and buffer neighbors to the extent that there is room to supplement the existing buffers. He stated there could be understory material as well as trees.

Mr. Katzoff stated if they are infringing on Ms. Tipton's property, he has people working at his home who could come over and clear that out. He stated if there is a problem there, he did not know anything about it because it is far away from his home. He stated he can provide Ms. Tipton with his number, and he will send someone over to work on that so that Mr. Tipton does not have to do that anymore. Ms. Tipton stated they were not aware that Mr. Katzoff had bought the property until a year ago as she still sees Mr. Loftus there, and they assumed he still lived there. Mr. Katzoff stated Mr. Loftus still lives in his house at 1566 per an Agreement

Ms. Tipton asked again about the animals, and if there were endangered and threatened species. Mr. Pockl stated there is a requirement that every development has to go through, and they look at the various species that are on a property which could be impacted by the development. He stated they are required to get a clearance letter from the PA Fish and Boat Commission prior to the development. Mr. VanLuvanee stated that is in process.

Mr. Grenier stated this is a utility line crossing a stream/wetland and there is a process to be followed for this as well as an Erosion/Sediment Control process. He reviewed the process that has to be followed. Ms. Tipton asked about the Zoning requirements, and Mr. Grenier stated in the Zoning Code there are specific requirements where you cannot impact wetlands, and in order to do something not otherwise permitted per the Code, they have to go before the Zoning Hearing Board to get a Variance. He stated they also have to go through a County, State, and Federal process before they can do anything in the wetlands. Mr. Grenier asked what type of wetlands they have to go through for the utility line. It was noted that they are forested wetlands. Mr. Grenier stated that normally requires tree clearance, and there is usually some level of mitigation required when you impact forested wetlands. Mr. VanLuvanee stated one of the reasons they are asking for the Preliminary approval is so that the horizontal geometry of the Subdivision is laid out so that they can deal with the rest of the Permitting required.

Mr. Grenier asked if there is any way to install the utilities without having to impact the wetlands and get a Variance, and Mr. VanLuvanee stated there is not because the sewer comes from Buck Creek Drive. Mr. Grenier asked if they could come down Buck Creek Drive to serve the homes on the cul-de-sac and up the driveways of the two other homes without crossing the stream. Mr. VanLuvanee stated there is no public sewer lines that they can connect to in Creamery or Yardley-Langhorne Road. Mr. Grenier stated if they did not get the Variances, they could still do the four homes on the cul-de-sac, but they would not be able to do the other two; and Mr. VanLuvanee stated they could do on-lot systems. Mr. Katzoff stated the Loftus house is there now, and he is sure that he has septic. He stated the other house would be built new. Mr. Grenier asked if the Loftus house will stay with septic, and Mr. Katzoff stated it could stay that way, but it would be a more salable house if it had public sewer. Mr. VanLuvanee stated the Sewage Facilities Plan provides for public sewers in this area, but there is no sewer out in either of the perimeter roads.

Mr. Grenier advised Ms. Tipton to voice her concerns at the Zoning Hearing Board meeting. Mr. Grenier stated he would prefer that the Variances were issued first as the Board is being asked to vote on something where there is risk that the Variances may not be approved. Mr. VanLuvanee stated that risk is on the Applicants.

Mr. Fred Seabright, 1530 Buck Creek Drive, stated he has lived there for forty years, and they bought the property because it was next to this beautiful parcel. He stated he was told by a previous Township Manager that the Loftus Estate could be subdivided one time, and he thought that was after Mr. Katzoff bought the two and half acres/three acres that would never be developed so he was quite disappointed that this has moved on to the state that it is now. He stated currently he looks out over a beautiful woods and now it will be a development. He stated agrees that he had thanked Mr. Katzoff for how beautiful he had maintained the property, and Mr. Katzoff had advised him “that he did not do it for him.” Mr. Seabright stated that gives him “pause to wonder how fabulous it will be for him.” He stated he knows that it will be “fabulous for Jerry because he lives in the beautiful manor estate that is sequestered far away from the cul-de-sac and the new homes.”

Mr. Seabright stated he understands that trees will be coming out and arborvitae will be put in. He stated he does not know if that will provide a barrier because he does not know if they will be 2’ or 3’ arborvitae, and he asked why they are taking out the existing trees and why that would not continue all the way up his property line if they have other trees to put in. He stated he is also not happy that this is just 20’ from his property line to the edge of the curb.

Mr. Seabright asked if the arborvitae does not provide a barrier would he have any recourse to make it right. Mr. Pockl stated the planting plan indicates that the trees planted there will be 6’ to 7’ in height at the time of construction. He stated there is a sanitary sewer line that is running up the side of the driveway of the proposed house which is why the arborvitae were not planted further along the property line because that would be disruptive to the utility there.

Mr. Grenier asked the type of arborvitae to be planted, and Mr. Pockl stated it is dark green arborvitae. Mr. Grenier stated there is a Native Plant Ordinance, and he wants to make sure that it is one of the natives. Mr. Grenier stated they can get to 20’ to 40’ pretty quickly.

Mr. Pockl stated with regard to recourse, his office inspects it to make sure that the Landscape Plan is complete before they allow the development to be released of Escrow. He stated in addition to that there is generally a Maintenance Bond after the project is completed so that the trees are maintained and vital for eighteen months beyond when people are moving into the homes. Mr. Lewis stated Mr. Pockl has been out on numerous developments to follow up on plantings, and he will make sure that the planting schedule is fulfilled.

Mr. Grenier asked Mr. Seabright if he feels there are any other areas where he thinks trees would be necessary. Mr. Seabright stated he is just looking to be insulated from the development. Mr. Seabright took the opportunity to thank Chief Coluzzi for the work done by the Police force which he appreciates.

Mr. Katzoff stated the whole idea of doing this was to protect his property and try to make it more beautiful. He added that he would be happy to meet with Mr. Seabright, and he would put in whatever trees Mr. Seabright wants wherever he wants them. He stated this also applies to the Tiptons. He stated he is not a developer who is trying to “maximize every penny out of the property,” and he did this for a reason. He stated his son will eventually take over his house, and they now have a fourteen acre property which he has protected. He stated he was concerned that someone would potentially come in and want to build fifteen houses there. He stated the Loftuses have a driveway that was supposed to be a right-of-way that could have gone straight through to Buck Creek, and he did not want that to happen.

A gentleman living on Heather Circle stated he is a neighbor; and while he is not as close as some of the other speakers, he is also concerned about the proposed development. He stated he feels they are trying to “squeeze too much onto the property.” He stated if it was not a “money-making venture he could just preserve the property.” He stated he recognizes that he is entitled to try to profit from it. He stated he feels the sidewalks should be in there since he walks “in all of the developments on Heather, Kenneth, and Quarry Commons, and they walk on the sidewalks.” He stated when they get to Buck Creek they walk on the road and “hundreds of other families do the same thing.” He stated the trees should also go in; and if there is not enough room to put in the number of trees required, he should build less houses. He stated if you look at an overhead view of the existing homes on Doe Trail, Buck Creek, and “this circle of homes, these are squeezed in, and they do not fit in with the nature of the other properties.” He stated looking at where the Notice of Development is posted on

Creamery, it is directly across from one of the two culverts/water egresses from the farm, and there is a tremendous amount of water that comes off there.

Mr. Truelove read potential Conditions of approval and asked how the Board would like to address the issue with regard to sidewalks. Mr. Grenier asked how they would word this if they wanted there to be a Fee-In-Lieu of sidewalks. Mr. Truelove stated the appropriate Code Section is #178-47 and instead of the Grant of a Waiver, the Applicant would agree to a Fee-In-Lieu of constructing the sidewalks. Mr. Grenier asked Mr. Majewski if there is a set number for this in the Ordinance, and Mr. Majewski stated there is not; and Mr. Pockl could work with the Applicant to come up with a number that would be appropriate.

Dr. Weiss moved and Ms. Blundi seconded to approve the Preliminary Plan for 1566 Newtown-Yardley Road Subdivision Tax Parcels #20-018-001, #20-018-001-002, #20-018-002, and #20-016-027 Plans dated March 20, 2022, Stormwater Management Report dated April 20, 2022, Revised Erosion and Sediment Control Report dated April 20, 2022, and Environmental Impact Assessment dated March, 2022 and unless otherwise addressed during the approval process subject to the Terms and Conditions and the Applicant is required to comply in all respects with each and every requirement of the Lower Makefield Township SALDO, the Zoning Ordinance, and other Municipal Ordinances and Regulations, and Laws and Regulations of every level of Government having jurisdiction over any aspect of the Applicant's property subject to Grants of a Waiver or references to Zoning Variances which may be obtained as is referenced herein subject to compliance with the following:

1. Compliance with the May 31, 2022 letter prepared by Remington Vernick Engineers;
2. Compliance with the SAFE Engineers letter dated May 31, 2022;
3. Compliance with the letter from the Township's Traffic Safety Officer, Tom Roche, dated March 13, 2022;
4. Compliance with the Lower Makefield Township Planning Commission requirements and recommendations set forth in its memo dated July 11, 2022;



5. Compliance with the EAC review letter dated July 7, 2022;
6. Compliance with all over requirements and determinations of any other local utility or Governmental agency having jurisdiction over the Plan;
7. Waiver to Section #178-19.B to provide the number of copies of Plans and supporting documents as indicated by the Township staff;
8. Waiver to Section #178-20.C.9 to provide an aerial photograph in lieu of providing all existing features within 200' of the tract;
9. Waiver to Section #178-20.E.20 to not require pavement core samples for the three abutting roadways;
10. Waiver to Section #178-40.C to not require widening of the abutting roadways;
11. Waiver to Section #178-45.B.2 to allow 50' horizontal curb on the Buck Creek drive extension where 150' horizontal curb is required;
12. Waiver to Section #178-45.A to allow a 325' extension of the 530' existing stub road to create an 855' cul-de-sac where a cul-de-sac shall not exceed 440' in length;
13. Waiver to Section #178-85.H regarding tree replacement will be deferred to the Final Plan approval process;
14. Waiver requested for the proposed lay-out regarding a planting island within the 40' diameter of the center of the proposed cul-de-sac as required by the Ordinance;
15. Two Variances requested under the Zoning Ordinance are deferred to the Zoning Hearing Board:

- a. Section #200-51.B.4.b requested relief to disturb approximately 3.2% of wetlands for the installation of the utility line where disturbance is not permitted;
  - b. Section #200-51.B.4.d requested relief;
16. With regard to Section #178-47 instead of a Grant of a Wavier the Applicant agrees to Fee-In-Lieu of constructing sidewalks with the amount of the Fee-In-Lieu to be worked out between the Applicant and the Township engineer.

The Conditions were agreed to by Mr. VanLuvanee on behalf of Mr. Katzoff.

Mr. Grenier stated they are agreeing to a Fee-In-Lieu for sidewalks with the Fee to be determined and trees will be deferred to Final. Mr. VanLuvanee stated the Fee-In-Lieu would be subject to the Board's approval at Final as well. Mr. Grenier stated there was a Waiver request discussed at the Planning Commission to not provide bikeways, but he understands that was not necessary.

Motion carried unanimously.

#### PUBLIC COMMENT

There was no one from the public wishing to speak at this time.

#### SUPERVISORS REPORTS

Mr. Grenier stated HARB met and reviewed two requests for Certificates of Appropriateness and recommended approval of one. He stated the other was for the barn at Prickett Preserve, and that will be going back again before HARB in August.

#### APPOINTMENTS TO BOARDS AND COMMISSIONS

Dr. Weiss moved, Mr. Lewis seconded and it was unanimously carried to appoint Joe Camarratta to the Ad Hoc Property Committee to fill the vacancy left by Jim Nycz.

July 20, 2022

Board of Supervisors – page 51 of 51

There being no further business, Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to adjourn the meeting.

Respectfully Submitted,

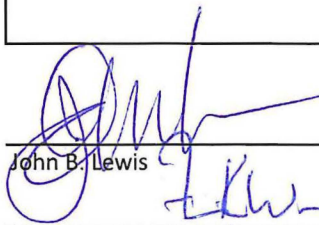


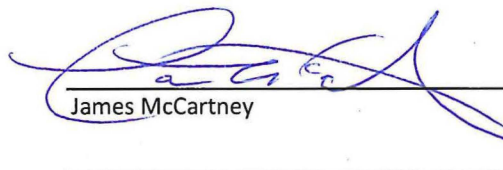
Daniel Grenier, Secretary

**LOWER MAKEFIELD TOWNSHIP  
BOS MEETING - 07/20/2022**

A/P WARRANT LISTS	3/21/2022		4/4/2022		TOTAL
	PRINTED CHECKS	MANUAL CKS/WIRES	PRINTED CHECKS	MANUAL CKS/WIRES	
Fund					
01- GENERAL FUND	203,948.34	2,171.00	91,995.14	5,317.03	303,431.51
02- STREET LIGHTS	2,661.84		57.06		2,718.90
03- FIRE SAFETY					-
04- HYDRANTS	12,320.70				12,320.70
05- PARK AND RECREATION	19,526.81		75,467.77	1,480.02	96,474.60
06- P & R FEE IN LIEU					-
07- RECREATION CAPITAL RESERVE					-
08- SEWER	65,774.77		147,089.18		212,863.95
09- POOL	16,060.26		2,115.63	1,324.85	19,500.74
11- TRAFFIC IMPACT					-
15- GOLF COURSE	253,469.00				253,469.00
18- SEWER CAPITAL PROJECTS	6,599.57		4,927.14		11,526.71
19- SPECIAL PROJECTS	10,080.00		4,912.50		14,992.50
20- DEBT SERVICE					-
21- REGENCY BRIDGE					-
30- CAPITAL RESERVE					-
31- POOL CAPITAL RESERVE FUND					-
32- TREE FUND					-
35- LIQUID FUELS	41,224.93		10,678.87		51,903.80
36- ROAD MACHINERY FUND			30,931.72		30,931.72
40- 9/11 MEMORIAL	39.60		954.52		994.12
45- PATTERSON FARM	775.00		39.77		814.77
50- AMBULANCE/RESCUE SQUAD					-
84- DEVELOPER ESCROW			11,527.08		11,527.08
91- UNEMPLOYMENT					-
	<b>632,480.82</b>	<b>2,171.00</b>	<b>380,696.38</b>	<b>8,121.90</b>	<b>1,023,470.10</b>

APRIL 2022 PAYROLL AND INTERFUND TRANSFERS	
Fund	
01- GENERAL FUND OPERATING TO PAYROLL ACCOUNT	1,034,562.83
GENERAL FUND OPERATING TO 401A DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	63,465.13
05- PARKS AND RECREATION FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	20,040.04
08- SEWER OPERATING FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	2,539.86
09- POOL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	9371.32
60- POLICE PENSION FUND TO D.R.O.P. ACCOUNT	4,882.74
	<b>1,134,861.92</b>

  
John B. Lewis

  
James McCartney

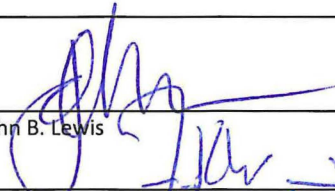
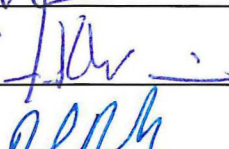

Fredric K. Weiss  
  
Daniel R. Grenier

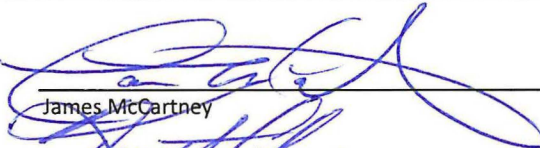
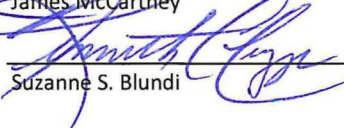
Suzanne S. Blundi

**LOWER MAKEFIELD TOWNSHIP  
BOS MEETING - 07/20/2022**

A/P WARRANT LISTS	5/23/2022		6/6/2020		6/20/2022		TOTAL
	PRINTED CHECKS	MANUAL CKS/WIRES	PRINTED CHECKS	MANUAL CKS/WIRES	PRINTED CHECKS	MANUAL CKS/WIRES	
Fund							
01- GENERAL FUND	398,689.94	167,937.23	197,366.06	2,014.38	272,573.13	2,517.53	1,041,098.27
02- STREET LIGHTS	7,922.67		494.70		2,659.56		11,076.93
03- FIRE SAFETY	73.00	628.12	366,100.00		387.00		367,188.12
04- HYDRANTS	24,173.40				12,351.12		36,524.52
05- PARK AND RECREATION	128,010.21	8,807.98	47,277.73	2,647.44	141,073.93		327,817.29
06- P & R FEE IN LIEU							-
07- RECREATION CAPITAL RESERVE		6,174.00					6,174.00
08- SEWER	208,811.66	40,055.12	11,550.93		161,512.93	10,153.00	432,083.64
09- POOL	78,012.09	11,705.20	32,470.17	1,455.87	11,180.85		134,824.18
11- TRAFFIC IMPACT							-
15- GOLF COURSE	468,185.00	156,611.00			267,127.00		891,923.00
18- SEWER CAPITAL PROJECTS							-
19- SPECIAL PROJECTS	1,386.00	68.75	604.50				2,059.25
20- DEBT SERVICE					10,750.00		10,750.00
21- REGENCY BRIDGE	189.00				29.25		218.25
30- CAPITAL RESERVE			51,157.50				51,157.50
31- POOL CAPITAL RESERVE FUND							-
32- TREE FUND							-
35- LIQUID FUELS	25,178.46				10,625.34		35,803.80
36- ROAD MACHINERY FUND	17,221.62					15,536.09	32,757.71
40- 9/11 MEMORIAL	2,749.34		588.50		2,061.91		5,399.75
45- PATTERSON FARM	2,360.80		12.72	391.16	8,063.44		10,828.12
50- AMBULANCE/RESCUE SQUAD							-
84- DEVELOPER ESCROW	17,144.57	3,462.41					20,606.98
91- UNEMPLOYMENT	-						-
	<b>1,380,107.76</b>	<b>395,449.81</b>	<b>707,622.81</b>	<b>6,508.85</b>	<b>900,395.46</b>	<b>28,206.62</b>	<b>3,418,291.31</b>

MAY 2022 PAYROLL AND INTERFUND TRANSFERS	
Fund	
01- GENERAL FUND OPERATING TO PAYROLL ACCOUNT	740,463.88
GENERAL FUND OPERATING TO 401A DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	6,794.20
03- FIRE SERVICES FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	372.55
05- PARKS AND RECREATION FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	1,799.96
09- POOL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	1216.57
60- POLICE PENSION FUND TO D.R.O.P. ACCOUNT	9,765.48
	<b>760,412.64</b>

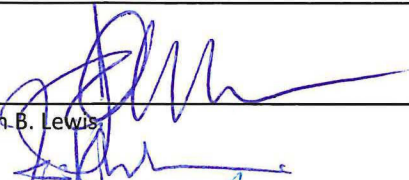
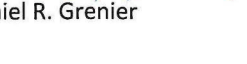
  
 John B. Lewis  
  
 Fredric K. Weiss  
  
 Daniel R. Grenier

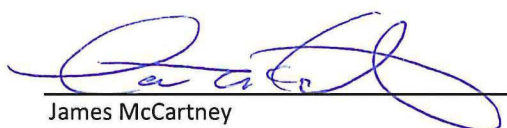
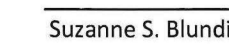
  
 James McCartney  
  
 Suzanne S. Blundi

**LOWER MAKEFIELD TOWNSHIP  
BOS MEETING - 07/20/2022**

A/P WARRANT LISTS	7/5/2022		7/18/2022		TOTAL
	PRINTED CHECKS	MANUAL CKS/WIRES	PRINTED CHECKS	MANUAL CKS/WIRES	
Fund					
01- GENERAL FUND	238,987.41	4,671.95	182,008.86	1,476.94	427,145.16
02- STREET LIGHTS	230.81		2,760.98		2,991.79
03- FIRE SAFETY	6,216.69		784.32		7,001.01
04- HYDRANTS					-
05- PARK AND RECREATION	61,946.00	4,991.49	25,315.56		92,253.05
06- P & R FEE IN LIEU					-
07- RECREATION CAPITAL RESERVE					-
08- SEWER	52,827.59		83,221.29		136,048.88
09- POOL	19,834.70	676.60	20,233.00		40,744.30
11- TRAFFIC IMPACT					-
15- GOLF COURSE			299,010.00		299,010.00
18- SEWER CAPITAL PROJECTS					-
19- SPECIAL PROJECTS			3,970.00		3,970.00
20- DEBT SERVICE			49,474.97		49,474.97
21- REGENCY BRIDGE					-
30- CAPITAL RESERVE	11,269.61				11,269.61
31- POOL CAPITAL RESERVE FUND					-
32- TREE FUND					-
35- LIQUID FUELS					-
36- ROAD MACHINERY FUND	30,931.72				30,931.72
40- 9/11 MEMORIAL	5,700.22		2,330.20		8,030.42
45- PATTERSON FARM	12.72		3,299.00		3,311.72
50- AMBULANCE/RESCUE SQUAD					-
84- DEVELOPER ESCROW	32,276.91		11,850.08		44,126.99
91- UNEMPLOYMENT					-
	<b>460,234.38</b>	<b>10,340.04</b>	<b>684,258.26</b>	<b>1,476.94</b>	<b>1,156,309.62</b>

JUNE 2022 PAYROLL AND INTERFUND TRANSFERS	
Fund	
01- GENERAL FUND OPERATING TO PAYROLL ACCOUNT	867,344.24
GENERAL FUND OPERATING TO 401A DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	7,155.46
03- FIRE SERVICES FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	470.76
05- PARKS AND RECREATION FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	1,800.86
09- POOL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT	1208.14
60- POLICE PENSION FUND TO D.R.O.P. ACCOUNT	4,882.74
	<b>882,862.20</b>

  
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 John B. Lewis  
  
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 Fredric K. Weiss  
  
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 Daniel R. Grenier

  
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 James McCartney  
  
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 Suzanne S. Blundi