

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
ORGANIZATION MEETING
MINUTES – JANUARY 7, 2008

The organization meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on January 7, 2008. Ron Smith called the meeting to order at 7:30 p.m. Mr. Santarsiero called the roll noting that the Board did not meet in Executive Session this evening. Mr. Smith noted the presence of State Representative David Steil and Judge Mitchell Goldberg

Those present:

Board of Supervisors: Greg Caiola, Chairman
 Steve Santarsiero, Vice Chairman
 Matt Maloney, Secretary/Treasurer
 Ron Smith, Supervisor
 Pete Stainthorpe, Supervisor

Others: Terry Fedorchak, Township Manager
 Bucky Closser, Township Solicitor
 James Majewski, Township Engineer
 Kenneth Coluzzi, Chief of Police

PUBLIC COMMENT

Ms. Tracy Rizzuto stated she was present last month regarding the lack of sound barriers proposed for her property in conjunction with the I-95 expansion. She stated she recently received a letter which indicated she is not going to get a wall. She stated her home backs up to I-95; and with the increase in traffic noise, she is concerned with her property value. She stated six other homes in her neighbors back up to I-95, and she is the only one in her neighborhood not getting a wall. She stated the project engineer had previously told her to wait to look at the final plan, but she received a letter just before Christmas that indicated her property would be excluded. Ms. Rizzuto stated the letter indicated she met the “warranted and feasible” criteria, but did not meet the “reasonable” criteria. She stated she understands they are only allowing \$50,000 per residence for the wall, and her property is 487 feet. She stated there is a house at the other end of her neighborhood which is 474 feet, and they are getting a wall. She did make this known to the engineer. She stated they also indicated her noise level increase would be unperceivable compared to where she is now. She stated she would like to know why her neighbors are getting the wall since those properties are only estimated to go up to 65 decibels while she is currently at 67 and is projected to go to 69/70.

ELECTION OF CHAIRMAN OF THE BOARD OF SUPERVISORS FOR 2008

Mr. Smith moved, Mr. Stainthorpe seconded and it was unanimously carried to appoint Bucky Closser as Chairman pro-tem.

Mr. Closser called for nominations for Chairman of the Board of Supervisors for 2008. Mr. Santarsiero moved and Mr. Smith seconded the nomination of Greg Caiola as Chairman. There being no further nominations, nominations were closed. Motion carried unanimously, and the meeting was turned over to Mr. Caiola.

REMARKS BY THE NEW CHAIRMAN

Mr. Caiola stated he feels good about this Board which will serve the residents well this year. He stated he would like to take the opportunity to thank those that make our community the type of place that people seek out to live. First and foremost, he noted the Police Department which is among the most respected in Bucks County and soon will be even stronger and more responsive with four new Officers. He stated the Fire Department, that remains a volunteer organization, answers hundreds of responses every year. He stated the volunteer Commissions and Boards have grown in number over the last few years and have been asked to do even more in their respective capacities. He also noted the volunteer coaches and board members of the numerous recreation groups that put in countless hours on behalf of our youth. Mr. Caiola also noted the Township employees, who are on the front line with respect to resolving issues for residents on a daily basis, and who are truly the face of the Township. Finally, he acknowledged the residents who are the eyes and ears of the community and keep the Board “on their toes.”

Mr. Caiola also thanked and acknowledged three dedicated public servants from Lower Makefield Township: State Representative Dave Steil, County Commissioner Sandy Miller, and Supervisor Grace Godshalk who have a combined 63 years of service to Bucks County. He feels it would be difficult to find another community that could match their collective achievement.

Mr. Caiola congratulated Matt Maloney and Pete Stainthorpe on their election in 2007 and Ron Smith for his leadership as Chair during the past year.

Mr. Caiola stated Thomas Jefferson stated that “the Government closest to the people serves the people best.” Mr. Caiola stated he is confident he was not only talking about the Board but challenging them as well. He stated Government is a fluid process. He stated there are not as many new initiatives from year to year as there are opportunities to resolve important issues already in progress. Over the next twelve months, the Board will be in a position to make a number of key decisions that will impact the community for years to come. He stated the discussion on the future use of the Patterson Farm, Elm

Lowne and the Manor House are among them as the Board attempts to strike that elusive balance between pure preservation of our historic properties and maximizing their use by establishing new revenue streams as our developable properties diminish.

Mr. Caiola stated they must also determine whether AARK fits into the overall plan for the Patterson Farm as recommended by the Stakeholders Committee; and if the Board deems that it does, what other uses would complement it. In 2008 the Board will also determine if Elm Lowne is to remain a Township property; and if it is, how it will be best utilized, or whether it will better serve the taxpayers to sell it. He stated there have also been recommendations as to how to best market the Manor House, being cautious and respectful of its historical significance. He stated what much of this comes down to is prioritizing how to spend tax dollars, particularly with properties in need of significant repair, such as the barns at Patterson Farm and Elm Lowne.

Mr. Caiola stated over the next month he will initiate discussion with his fellow Supervisors asking them to consider a Referendum to be placed on the ballot that will be designed to secure additional open space, protect farmland, and establish a **Community/Senior Center** for Lower Makefield Township. He noted that while he is disappointed that recent efforts to purchase the Masonic Lodge were unsuccessful, he is confident that the Board will continue its pursuit of a facility that will be affordable and accessible to the greatest number of Lower Makefield residents.

Mr. Caiola stated perhaps the most substantial discussion will revolve around the potential sale of the sewer system. He stated there will be a need for thoughtful, informative, non-political discourse on this topic. The decision to sell or retain must be based on what the long-term effects of the Board's actions will be on the residents; and he looks forward to hearing all points of view.

Mr. Caiola stated the successes in 2007 were many. Lower Makefield Township was recognized as a leader in the State of Pennsylvania on environmental issues. He stated they are very appreciative of those who reached out to their neighbors and organizations to help the Township earn the status and honor of becoming the first Clean Energy Community in Bucks County. He stated more than 300 residents signed up for alternative energy in the form of wind power, surpassing all other communities. He stated the responsibility does not end at supporting wind power; and over the next two months, the Board of Supervisors will receive two reports for public discussion. The first will be from the EAC who will share their energy audit findings highlighting ways that the Township Government can conserve energy. The second report will be provided by the Cool Cities Committee, and will be geared toward offering Township residents ideas as to how to become more efficient. He stated being a Clean Energy Community means doing something every day to use energy wisely, help save money, and ultimately minimize our reliance on foreign energy sources.

Mr. Caiola stated we can look to the success of the Township Pool which had another banner year and the Makefield Highlands Golf Course, which continue to be one of the premier Municipal courses in the area. He stated both of these Township assets are being professionally and effectively maintained; and those in charge are always looking for ways to improve them. Mr. Caiola stated a new venture was the Farmer's Market, located at the pocket park near Woodside Presbyterian Church, which became a place for people to gather on Thursday afternoons, buy goods, and converse with merchants and neighbors.

Mr. Caiola stated Memorial Park with the Garden of Reflection continues its metamorphosis into a place for peaceful reflection as well as active recreation. Much credit must go to the Garden of Reflection Committee for its incredible fundraising efforts and for its vision for this beautiful park. Mr. Caiola stated the Special Events Committee raised the bar in 2007 with the Second Annual Community Pride Day, the Spring Fling, and the Township's first Veterans Day event. Thousands of people from Lower Makefield and beyond took advantage of the festivities during these venues. The Veterans Day Parade will be an even more memorable event this year as the Township establishes a Veterans Committee later this month that will be charged with the task of developing a plan for a Veterans Memorial.

Mr. Caiola also noted the passing of a Traditional Neighborhood Overlay District Ordinance, which should help perpetuate the Edgewood Village project and provide options to current property owners in that historic region. Even given the current real estate environment, Mr. Caiola stated he is optimistic that this project will come to fruition in the not too distant future and be a destination point of which we can all be proud.

Mr. Caiola stated two areas where progress was slower than hoped were the Railroad Quiet Zones and the deer management program. While the Board took the necessary first step in the process by researching these two concerns, the lack of response from key parties relative to the Quiet Zones has been frustrating. He stated the deer management program is further along, and a definitive plan will be put in place later this year.

Mr. Caiola stated he hopes that neighborhoods throughout the community will follow the lead of places like Arborlea and Sandy Run, among others, by establishing Civic Associations. He stated these organizations often enhance interaction, provide for safer neighborhoods, and bring people together on a more regular basis.

Mr. Caiola stated he would also like the Township as a community to undertake outreach to those in need beyond Township borders, be it across the river or in our own back yard. He stated we are very fortunate in Lower Makefield, but there are many that are not so fortunate and would appreciate assistance. He asked that we follow the lead of a New Jersey town that asks its residents to take their civic duty one step further on Election Day

and bring a box or a can of food to the polls when they cast their vote. He stated this simple act will go a long way to support area food banks and soup kitchens and maybe barrels of food will replace the people standing outside of the polls handing out literature.

Mr. Caiola stated a second area of outreach is education. He stated he spoke recently with Pennsbury School District Superintendent Paul Long and was informed that they are always seeking volunteer tutors and others interested in working with students to improve their literacy and help maintain pace with the curriculum. He stated a few hours a month can make the difference between a struggling child and an excelling child.

Mr. Caiola stated that one thing that cannot be **underestimated** in the community and remains a source of pride is the number of partnerships that have been initiated through the years. These partnerships established between various activist groups and the Board of Supervisors have played an essential role in ensuring that issues of import are being addressed. Among them are the partnerships with BRRAM, RAFT, and RRTS. BRRAM (Bucks Residents for Responsible Airport Management) has spearheaded the efforts to pressure the FAA into completing the Environmental Impact Study that was promised years ago. He stated this battle will continue until we feel comfortable that the skies over Lower Makefield will not resemble those over Newark or Philadelphia.

Mr. Caiola stated RAFT (Residents Against Flood Trends) has been a diligent group that has worked in collaboration with the Board and Township Officials. The results have included the installation of backflow preventers, with more to come, for flood relief and an open dialogue that provides updates on other flood-related initiatives. He stated in 2008, the Township will continue to work closely with RAFT as well as our neighbors in Yardley and Morrisville to perpetuate regional flood relief.

Mr. Caiola stated the Township's partnership with RRTS (Residents for Responsible Traffic Safety) has become even more relevant as the population grows and traffic safety issues become more commonplace. He stated the traffic-calming measures completed on Lindenhurst and RRTS' participation at every one of the Bucks County Regional Traffic Study meetings are two examples of their commitment to the residents. He stated in many ways, they were the catalyst for the Citizens Traffic Commission, which has studied traffic trends throughout the community with a report forthcoming in the first part of the new year.

Mr. Caiola also recognized and congratulated Mary Borkovitz and the Bucks County Performing Arts Society as 2008 marks the 30th Anniversary of that organization. He asked that everyone come out and support them.

Mr. Caiola also noted the untimely passing of George Schrader and Jim Coyne which left all a little poorer spiritually. He stated these two men epitomized what is good about the

community. He stated they never hesitated to help others and they were dedicated to make Lower Makefield a great place to live and work.

Mr. Caiola closed with an Irish Proverb: “May the saddest day of the future be no worse than the happiest days of the past.” Mr. Caiola wished everyone a great new year and thanked everyone for their support.

ELECTION OF OTHER OFFICERS

Mr. Caiola called for nominations for Vice Chairman for 2008. Mr. Maloney moved and Mr. Smith seconded to appoint Steve Santarsiero as the Vice Chairman. There were no further nominations. Mr. Maloney moved, Mr. Stainthorpe seconded and it was unanimously carried to close nominations. Motion to appoint Mr. Santarsiero as Vice Chairman carried unanimously.

Mr. Caiola called for nominations for Secretary/Treasurer for 2008. Mr. Smith moved and Mr. Santarsiero seconded to nominate Matt Maloney as Secretary/Treasurer. There were no further nominations. Mr. Santarsiero moved, Mr. Stainthorpe seconded and it was unanimously carried to close nominations. Motion to appoint Mr. Maloney as Secretary/Treasurer carried unanimously.

Mr. Caiola called for nominations for Assistant Secretary/Treasurer for 2008. Mr. Santarsiero moved and Mr. Stainthorpe seconded to appoint Terry Fedorchak as Assistant Secretary/Treasurer. There were no further nominations. Mr. Santarsiero moved, Mr. Stainthorpe seconded and it was unanimously carried to close nominations. Motion to appoint Mr. Fedorchak as Assistant Secretary/Treasurer carried unanimously.

APPOINT CHAIRMAN OF VACANCY BOARD

Mr. Santarsiero moved and Mr. Maloney seconded to appoint Jason Simon as Chairman of the Vacancy Board for 2008. There were no further nominations. Mr. Santarsiero moved, Mr. Maloney seconded and it was unanimously carried to close nominations. Motion to appoint Mr. Simon as Chairman of the Vacancy Board carried unanimously.

PROFESSIONAL SERVICES

Mr. Santarsiero moved, Mr. Maloney seconded and it was unanimously carried to appoint Curtin & Heefner as Township Solicitor for 2008.

Mr. Santarsiero moved and Mr. Smith s seconded to appoint CMX as Township Engineer for 2008. Motion carried with Mr. Stainthorpe abstained.

Mr. Maloney moved and Mr. Santarsiero seconded to appoint Remington, Vernick & Beach as Sewer Engineer for 2008. Motion carried with Mr. Stainthorpe abstained.

Mr. Maloney moved and Mr. Santarsiero seconded to appoint Remington, Vernick & Beach to provide conflict engineering services in 2008. Motion carried with Mr. Stainthorpe abstained.

Mr. Santarsiero moved, Mr. Maloney seconded and it was unanimously carried to appoint Traffic, Planning & Design, Inc. as Traffic Engineer for 2008.

Mr. Santarsiero moved and Mr. Maloney seconded to appoint Birdsall Engineering as Environmental Engineers for 2008. Motion carried with Mr. Stainthorpe abstained.

APPOINTMENT OF DELEGATE TO THE ANNUAL CONVENTION OF
PENNSYLVANIA TOWNSHIP SUPERVISORS TO BE HELD MAY 11 – 14, 2008
AT THE HERSHEY LODGE

Mr. Stainthorpe was appointed the Delegate to the Annual Convention of Pennsylvania Township Supervisors.

SUPERVISOR LIASION ASSIGNMENTS FOR 2008

Mr. Caiola announced the following Liaison Assignments for 2008:

Mr. Caiola: Citizens Budget, Economic Development, Environmental Advisory Council, Performing Arts, and Regional Traffic Task Force

Mr. Santarsiero: Citizens Traffic, Park & Recreation, Planning Commission, Southeastern Bucks League of Municipalities

Mr. Maloney: Farmland Preservation, Golf Committee, Pension Committee, Zoning Hearing Board

Mr. Smith: Elm Lowne, Regional Traffic Task Force, Sewer Commission, Special Events, Veterans Committee

Mr. Stainthorpe: Cable TV, Disabled Persons Advisory Board, Emergency Management, H.A.R.B.

Mr. Caiola stated they still need to consider the appointment of a Liaison to the Historic Commission. Mr. Caiola stated they may need to do this on a rotating basis. It was noted that they meet at 9:30 A.M. Mr. Stainthorpe suggested that they consider changing the time of the meeting if they want to have a Supervisor Liaison. Mr. Caiola agreed to discuss this with them this week to see what might be available.

ESTABLISH TREASURER'S BOND AT \$2,000,000

Mr. Stainthorpe moved, Mr. Santarsiero seconded and it was unanimously carried to establish the amount of the Treasurer's Bond at \$2,000,000.

ESTABLISH THE AMOUNT OF THE ASSISTANT TREASURER'S BOND AT \$2,000,000

Mr. Santarsiero moved, Mr. Stainthorpe seconded and it was unanimously carried to establish the amount of the Assistant Treasurer's Bond at \$2,000,000.

OTHER BUSINESS

Mr. Maloney stated in late December there was an article published regarding a convicted sex offender being a resident of Lower Makefield. He stated under Mr. Santarsiero's guidance the Board passed an Ordinance a few years ago that dealt with where sex offenders could live in Lower Makefield; and Mr. Maloney stated it is his understanding based on the Megan's Law Website, that this individual is living in the restricted area. He asked that the Solicitor look into the issue and find out what enforcement capacities the Township has, and potentially with the help of law enforcement, effectively execute enforcement of the Ordinance. Mr. Maloney stated in his research on the Megan's Law Website, he also found out that there are three other individuals who are also living in the restricted area, and he asked that the Solicitor look into those as well.

Mr. Caiola thanked both the Township Solicitor and the Township Engineer for helping the Township with the Budget by maintaining their fees at last year's levels.

There being no further business, Mr. Santarsiero moved, Mr. Maloney seconded and it was unanimously carried to adjourn the meeting at 8:30 p.m.

Respectfully Submitted,


Matt Maloney, Secretary