

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – MARCH 16, 2011

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on March 16, 2011. Chairman Caiola called the meeting to order at 7:30 p.m. Mr. Smith called the roll.

Those present:

Board of Supervisors: Greg Caiola, Chairman
 Pete Stainthorpe, Vice Chairman
 Ron Smith, Secretary
 Dan McLaughlin, Treasurer

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

Absent: Matt Maloney, Supervisor

PUBLIC COMMENT

Mr. Harold Koopersmith, 612 B Wren Song Road stated he tells everyone how great the Lower Makefield Township Board of Supervisors are and encourages other governing bodies to govern the way the Board of Supervisors governs. He stated he will be attending the School Board meetings to discuss deficits and Unions. He stated possibly the Township Board of Supervisors could come up with some kind of revenue-sharing program so that the School District does not have to cut programs if the Union will not make any cuts.

APPROVAL OF MARCH 2, 2011 PUBLIC MEETING MINUTES

Mr. Smith moved, Mr. Stainthorpe seconded and it was unanimously carried to approve the Minutes of March 2, 2011 as written.

APPROVAL OF FEBRUARY 22 AND MARCH 7 WARRANT LISTS AND
FEBRUARY, 2011 PAYROLL

Mr. McLaughlin moved, Mr. Stainthorpe seconded and it was unanimously carried to approve the February 22 and March 7, 2011 Warrant Lists and February, 2011 Payroll as attached to the Minutes.

ECONOMIC DEVELOPMENT COMMISSION UPDATE

Mr. Robert Smith, Chairman of the Economic Development Commission, was present. He stated they have discussed Gateway Signs within their Committee for a few years and need guidance from the Board of Supervisors. He stated the Committee has considered a series of coordinated gateway signs that would welcome people to the Township. He stated most recently an Eagle Scout did a project with signs, but they still would like a more substantial set of signs that follow the Township's seal and color scheme. He stated they feel they can raise the money for this from the private sector so that it does not cost the taxpayers any money. He stated when they first formed the Economic Development Commission, they tried to consider how they would handle money raised from the private sector, whether that money would go directly to the vendor, and if there were bidding considerations. He stated they wanted to see if there was a way they could make this a charitable contribution and therefore more attractive to businesses. He asked that Mr. Fedorchak and Mr. Truelove consider these questions, and in the next few months they could make a more detailed proposal to the Board before they go out and start solicitations.

Mr. Caiola asked how many signs they are considering, and Mr. Smith stated they are discussing two to three large signs at the gateways from I-95 and Route 1 and perhaps five to six smaller signs but not quite as small as those installed by the Eagle Scout.

Mr. Ron Smith thanked Mr. Robert Smith and Mr. Stainthorpe for giving guidance to the Eagle Scout, Alex Kuhn, who made his presentation at the last meeting about the work he did on behalf of the Township. Mr. Ron Smith suggested that they discuss fundraising with Ms. Kathy Kraeck from the Veterans Committee.

Mr. McLaughlin asked about the number and locations of the signs installed by Mr. Kuhn and Mr. Ron Smith stated he installed approximately six and he noted the locations where some of them were installed. Mr. McLaughlin stated he would be in favor of the larger signs at major thoroughfares. He stated with regard to the smaller signs since they already have the six signs installed by Mr. Kuhn, he is concerned that they may be over-signing the Township. Mr. Robert Smith stated they could focus on the larger signs first, and then revisit the other signs at a later time. He does feel all the signs should be more coordinated in the Township using the Township colors of yellow and green.

Mr. Caiola stated they could travel around the Township to determine where they need additional signs so that key areas are covered but it is not overdone.

Mr. Ron Smith stated they could always move some of Mr. Kuhn's signs as well.

Mr. Robert Smith stated a number of years ago they produced a paper map of the Township that featured local businesses at a very reasonable advertising rate. He stated the map vendor that they used for that project has a completely on-line product, and the proposal is that they work with that same vendor who will host on their server an interactive map of the Township. He stated you would link to this on the front page of the Township's Website, and it would be at no cost to the Township. He stated every business in the Township would get a free listing on the map, and an example was shown of this basic listing. He stated the Economic Development Commission would use their list to contact local businesses; and if they do not have an e-mail address, the vendor would either make a phone call or send out a letter. He stated a business could have a hot link to their business' Website and a link to Google Maps for a charge of \$199 for one year. An example was shown of this link.

Mr. Stainthorpe stated he feels this fits in with what they are doing with regard to electronic media and the re-design of the Township Website. He stated he also feels it will be good for the businesses, and it is at no cost to the Township.

Mr. Stainthorpe moved to approve this project.

Mr. Ron Smith stated they have been trying to drive more people to the Township Website, and this would give them more incentive to gather information.

Mr. Robert Smith stated he did have an opportunity to meet with the Electronic Media Advisory Committee, and the Website upgrade they are working on is a huge improvement. He added that in talking to property owners and businesses in Township the most important thing they say the Township can do for them is to make Lower Makefield more accessible to people looking for information.

Mr. Ron Smith asked if they have any idea how many "hits" the Township gets on their Website, and Mr. Fedorchak stated they do have access to this information.

Mr. Caiola stated he feels the work done by the Economic Development Committee has been very successful, and this will also help new businesses that come into the Township when Edgewood Village gets developed.

Mr. Smith seconded the Motion.

Ms. Virginia Torbert, 1700 Yardley-Newtown Road, stated she feels this is a wonderful idea but her concern is with regard to the accuracy of the map. She stated the map identifies her driveway as a public roadway. It was suggested that the Citizens Traffic Commission and the Township engineer look at the map. Ms. Torbert stated there is a Township map, and she feels they could use that. Mr. Smith agreed to address Ms. Torbert's concern.

Motion carried unanimously.

Mr. Truelove noted the Board met prior to the public meeting in Executive Session and items of litigation, personnel, and Zoning were discussed.

Mr. Caiola stated with regard to the sign proposal and how to pay for it, he feels the Board should discuss this and determine the best way to proceed. He stated he personally has no problem with having businesses contribute. Mr. Truelove stated the issue will be if the Township is responsible whether it has to go through the bid process depending on the amount involved. He stated if it were \$25,000, prevailing wage would have to be involved. He stated there may be ways to have the Township not do the work but have some oversight. He noted the possibility of a 501C3.

Mr. Robert Smith stated the larger signs would cost approximately \$5,500 each. He stated they are made with synthetic materials that look like wood but do not have to be painted. He stated they do have a vendor who made the signs for Makefield Highlands who is willing to work on the design on spec if he is given a commitment that he will get the work when they decide to proceed with the signs.

Mr. McLaughlin asked if they could provide a visual of what they are considering, and Mr. Smith showed a picture of an example from another Township adding they have not asked anyone to produce a sign for Lower Makefield on paper or otherwise at this time.

DEFER RESOLUTION NO. 2229 ADOPTING WASTEWATER CONTROL REGULATIONS

Mr. Truelove recommended that this be deferred as his office is still reviewing this. He stated the Sewer engineer has advised that this does not have to be approved by the Board of Supervisors this evening. Mr. Truelove stated the Sewer Authority will review this at their next meeting, and they will provide input to the Board of Supervisors who could consider this at their April 6 meeting.

DISCUSSION OF VETERANS SQUARE PARK DEVELOPMENT PLAN AND APPROVAL OF SITE PLAN

Ms. Kathy Kraeck and Mr. Steve Ross were present. Mr. Majewski stated the Planning Commission recently reviewed the Plan for the parking lay out and the Veteran's monument. After discussion with the Planning Commission, they were comfortable with the design presented. He stated there were a few concerns expressed about the number of parking spaces and the uses on the site, and since that time they have added one additional parking space and a loading space into the parking area. They have also moved the parking area slightly further away from the property line to allow room for some buffering and to allow for a future sanitary sewer extension along the property line.

Ms. Kraeck stated the design of the monument itself has not changed and has been approved, and they are present to discuss the parking lot. She stated the parking lot will not necessarily be built at the same time as the monument. She stated when they first started working on this project a number of years ago, the design team put together a Master Plan for the Park itself so that if funds were someday available, they could consider this. She stated the cost of the project and the scope was scaled back dramatically, and the Veteran's Committee assumed the responsibility for raising the funds for the monument only. She stated the Veteran's Committee will not be paying for the parking lot, and they are raising funds for the monument. She stated she has had discussions with Mr. Caiola; and if the State Grant money were to come through for the Parks, they may be able to use a small portion of that to fund the parking lot.

Ms. Kraeck stated as monies are raised, they will include a walkway that would go to the existing gravel parking lot that is currently used; and as the new permanent parking lot is built, the temporary walkway would be removed and a permanent one would be installed with a green buffer as noted by Mr. Majewski between the neighbors and the Park itself.

Mr. Caiola asked how many parking spaces are proposed, and Mr. Majewski stated there are fifty. Mr. Smith stated he felt there were more informal spaces, and Mr. Majewski stated fifty to sixty-four spaces can fit there presently. He stated fifty was the minimum that Ms. Liney from Park & Recreation had recommended to make it most useful for the Farmer's Market and other events. Mr. Smith stated they also still have access to the Church parking lot, and Ms. Kraeck agreed that there is a reciprocal arrangement with the Church across the street. Mr. Smith asked if there have been any parking problems, and Mr. Caiola stated he feels it has been working well.

Mr. Stainthorpe moved, and Mr. McLaughlin seconded to approve the Site Plan.

Mr. Harold Koopersmith asked the total cost of the parking lot, walkway, and the monument and how much has been raised to date. Ms. Kraeck stated they are estimating the cost of the monument to be \$250,000, and they have raised almost \$100,000 to date. She stated they have not estimated a cost for the parking lot. Mr. Caiola asked if the walkway was included in this, and Ms. Kraeck stated it was and added it is a basic asphalt walkway. Mr. Majewski did not have an estimate for the parking lot.

Ms. Roseanne Friehs, Chair of the Historical Commission, was present and stated questioning the design of the Veteran's monument is not unpatriotic; and she is voicing her concerns because she wants the monument to be a success. She feels the monument must be safe and must fit into the surrounding neighborhood. Ms. Friehs stated the Veteran's Committee described Veteran's Square as "one of the Township's smallest public parks, and it is the gateway to historic Edgewood Village." Ms. Friehs stated they will now lose a portion of the 2.8 acre open area, as the monument itself is 60' by 40' which is a fairly large area. She stated the walls of the monument start from 2' going up

to 9'. She stated they will also lose the mature trees defining the Park perimeter according to the Plan that is proposed. She stated they will also not have a gateway to historic Edgewood Village.

Ms. Friehs stated the Historic Commissioners have stated that no part of the design of the monument is within the auspices of the Design Guidelines for Edgewood Village. She stated they had hoped that there would be some congruity with the Edgewood Village concept. She stated most of the people who moved here did so because of the great attributes including the fact that it is steeped in American history, and she asked if they should abandon this and replace it with modern monuments that distort the architectural congruity of the area. She stated the Historic Commission feels the monument is too large in scale, the design is too modern, and it does not fit with the vision of a gateway to Edgewood Village. She stated the monument should be designed with flagstone, slate, bluestone or other more appropriate historical building materials. She stated the design would then fit more with the historic village vision. She stated over twenty years went into planning the Edgewood Village Design Guidelines, and the Veteran's monument plan as designed is contrary to the vision of a historic village.

Ms. Friehs stated the Historic Commission met recently with Mr. VanDyke who is working with Edgewood Village development, and he drafted a memo to be sent to all concerned which she hopes the Board received. She stated he has suggested that to maintain maximum flexibility for events on the site, while they agree the monument will benefit Edgewood Village, they are concerned about the proposed location between the large oak tree and Edgewood Road. She stated they are also concerned that the tall sweeping circle will be 9' tall, and this will require significant excavation of the site; and they are concerned about the future of the tree. She stated the site is the remainder of the old Edgewood Village School site and has historically been a ball field used by soccer teams and pick-up baseball games. She stated the proposed low wall that is proposed on the site would make it safer for the Park to be used as a ball field since the wall would keep balls and children out of the road. She stated with the increasing number of housing within Edgewood Village, they feel it is important to retain play areas for the children. She stated a low wall will also allow events such as the Veteran's Day ceremony, Farmer's Market, car shows, etc. to be seen from the street and draw more attendance.

Ms. Friehs stated the site is used as a Farmer's Markets on Thursdays from June to October, and the Historic Commission recommends that the organizers of the Farmer's Market be consulted to make certain that the location of the monument, flag pole, and surrounding wall will not disturb the operation of the Farmer's Market. Ms. Friehs stated the site is used for other uses as well including the Jazz Festival and car shows; and they feel it would be more appropriate to locate the monument either near the entrance to the parking lot, in the back corner where the amphitheater was once proposed to be located,

or at the corner of Edgewood Road and Heacock Road. She stated by locating the monument in one of these other locations, this would allow for a larger unrestricted lawn area in order to retain multiple use of the Park.

Ms. Friehs stated the Historic Commission is also concerned about parking; and while accommodating fifty cars is much better than the twenty-six originally proposed, it is less than the sixty cars that can currently be parked at the site. She stated the eleven on-street parking spaces that were proposed in the original design might help provide mitigation to the loss of parking. She stated they do not feel there is sufficient parking now to meet the needs of the current functions of the Park. She stated during the Farmer's Market, there is usually a police officer present to allow patrons to cross the road from the Church site to the Park.

Ms. Friehs stated the Edgewood Village Traditional Neighborhood Development Overlay provides parking within the District to meet the parking obligations by leasing off-site parking. She stated it was the intent of the TND Overlay District that the Township would be able to lease the parking spaces within this Park to adjunct property owners; and this would not only increase ratables, but the annual lease of the parking spaces would provide additional income to the Township. She stated they therefore recommend that the maximum amount of parking be retained on the site as it currently exists in addition to proposed on-street parking.

Ms. Friehs stated the Historic Commission is also concerned about safety because the monument walls go from 2' up to 9', and she feels these pose a safety hazard because it is too easy for a child to climb onto the 2' wall and then scale up to the 9' and potentially fall on the hard surface below. She stated they are also concerned that these sloping walls would become attractive to skateboarders and consequently subject to damage.

Ms. Friehs stated a representative from the Pennsylvania Historic Museum Commission indicated that the design appears to be very modern for the Historic District. Ms. Friehs stated the Historic Commission recommends that the walls be redesigned in consultation with the Lower Makefield Township Historical Architectural Review Board so they can be safe and more in keeping with the character of Edgewood Village National Historic District.

Ms. Friehs stated the original design indicated that the sidewalks were 30 by 30 in area; and they indicated that while these are excellent at entrance locations, they appear to be too large and out of scale for the area. She stated the Historic Commission recommends that the width of the entrance sidewalks be reduced.

Ms. Friehs stated the Township is being forced to accept the current design despite its inherent flaws which include potential danger to the community and a lack of congruity with the planned historic Edgewood Village. She stated the Historic Commission implores the Board of Supervisors that they not approve the monument plans in their

entirety. She stated the Historic Commission commends the Veteran's Committee for their fundraising efforts, and they appreciate the Board of Supervisors for initiating this monument that will benefit the citizens of Lower Makefield. She stated they all want the monument to honor the Veterans, but it must be safe and fitting within the historical Edgewood Village. She stated they feel their comments will improve the Plan for the community and promote maximum flexibility. She stated they would be willing to meet with the Veteran's Committee and the Township representatives to help further shape this project.

Mr. Smith stated he feels they are well past the design aspects of this project, and the Board of Supervisors approved this some time ago. He stated he feels the design is beautiful and is one of which the community will be proud. He stated the Planning Commission has already approved this. Mr. Smith stated they did discuss the impact on the tree, and it was explained that there would be no harm to the tree. He stated he does not feel this monument will represent a danger to the community. Mr. Smith stated while the design may not fit in with plans from the 18th Century, he feels it will be a beautiful monument. He stated this project has been discussed for almost two years during which everyone has had an opportunity to have input; and while they may not all agree, the Board should still be able to move ahead.

Ms. Kraeck stated when the Veteran's Committee first came together as a volunteer committee and met with their designers, the purpose of the monument was to be timeless in design so that they could honor Veterans from the past, the present, and the future. She stated it was never to appear to represent any historic period in time. She stated a circular symbol is not considered to be modern in scope, and they consider it to be timeless. She stated with regard to the issue of the gateway of the community, they are excited that Edgewood Village is now underway; and they feel it will be an economic boom to the Township. She stated they view Veteran's Square as being a gateway to all of Lower Makefield. She stated it is connecting Edgewood Village on one end with the Township Municipal Complex. She stated over the two years they have been working on this, they have spoken with the Historic Commission and those involved with the Farmer's Market.

Mr. Caiola asked what those they spoke to at the Farmer's Market had to say about the project; and Ms. Kraeck stated out of the approximately twenty-five vendors they spoke to, only one voiced a concern; and the rest were supportive of the idea and the location. She stated in the area between the monument and the street there is space as well as along Heacock Road. She has stated they have always considered this to be a community gathering place, and the jazz festival, car shows, and flea markets were all just a start; and they welcome all groups in the Township to hold public events at this location.

Mr. Smith stated Ms. Friehs had indicated that they would now be depriving the use of the site for sports fields, and he stated YMS has not used the property for fifteen to eighteen years. He stated he does not believe that PAA ever used this location. Mr. Caiola stated occasionally those from Woodside use the property for recreational purposes.

Ms. Friehs stated when they first met with the Veteran's Committee they saw a very large plan that was going to cost over \$1 million, and their focus was on the memorial area which had a colonnade and an obelisk. She stated the Historic Commission advised that the scope was too large with an amphitheater, archways, and walkways all over the small park. She stated the Veteran's Committee then came back with the present Plan with the sweeping wall, and it seems much more modern than a colonnade or an obelisk. Ms. Friehs stated the proposed design does not fit with Edgewood Village, and she is concerned that children can be harmed. She stated she talked to several different architects, and they indicated they would not want to have their name on it because of the safety factor. She stated the Township will have to take on this responsibility when they sign off on the Plan. Mr. Caiola stated he feels people who use the Park also have to take responsibility. He stated he does not feel the Plan is inherently dangerous. He stated he feels the people in the area will be vigilant and make sure that it is being used properly.

Mr. Stainthorpe stated he agrees that the initial plan was grandiose, and he feels that they have now come up with a design that fits the area and is suitable. He stated he signed off on this when they previously approved the design. He feels it is a good scale and a good timeless design. He stated Edgewood Village, while it is the historic part of the Township, is a work in progress; and he feels this project fits and will be an anchor that will help the area. He stated the eventual look of the area will not play out for another twenty years.

Mr. Ken Martin, Historical Commission, stated they have a concern for the Quaker community who are pacifists and were the major inhabitants of this area starting in 1620. Mr. Martin stated he was often present at the Farmer's Market selling tiles, and the space for the parking is distorted as there needs to be spaces at the back so cars can come in one way, turn, and come out the other way. He stated this is also true for the entrance area. He stated he worked in the parking lot, and there is a need for fifty-four to fifty-six spaces. He stated with regard to building parking spaces on Edgewood Road, he does not feel there is room to put parking on the road. He stated people who will be living in Edgewood Village will have their own parking spaces. Mr. Martin provided his opinions on a number of monuments in the Country.

Mr. Smith stated they are not celebrating war, they are honoring those who served, are serving, and will serve in the future. He stated it is a monument and not a war memorial. Ms. Kraeck agreed and stated this design is meant to be uplifting. She stated there will be a life-sized bronze eagle at the top of the wall which represents the uplifting of the human spirit and hope for the future as a Country.

Mr. Martin stated he agrees that this is not a war memorial and his comments had to do with other memorials and how they fit into their perspectives. He further discussed his views on the memorials in Washington D.C. He stated he hopes that the monument being close to the tree will not be a problem. He is also concerned that the Farmer's Market, which is extremely popular, might be compromised. He stated those at the Farmer's Market who were asked about their opinions on the monument were "over a barrel" when they said they were in favor of it. He stated the monument will encroach on the Market area. He stated there is sufficient room in the back corner of the site, and there are considerations beyond what has been proposed so far. He reviewed his military service and stated he does feel those who served deserve respect and honor.

Ms. Virginia Torbert stated she does feel the monument is beautiful, but feels the Historic Commission has provided a valuable service by looking at all the aspects. She asked what the Board of Supervisors is approving this evening, and Mr. Truelove stated they are approving what is on the Site Plan which is the monument, the walkway, and the parking. Ms. Torbert asked if there is a scaled drawing, and Mr. Majewski stated the drawing being shown this evening does have a scale; and Ms. Torbert was shown the scale on the Plan being displayed this evening.

Mr. Majewski noted the tree that is shown on the Plan and stated the outer edge of the scalloped area is the limit of the canopy; and the monument was set at the edge of the canopy so it would not disturb the root structure. He stated they physically measured this in the field to make sure the placement of the monument would not impact the existing large tree.

Ms. Torbert stated she feels this Plan should be on the Website so people will know about it. Mr. Smith stated this is not a project that was put together quickly, and they have been discussing this publicly for several years. He stated they have had input from numerous Committees and the Veteran's Committee has been before the Board of Supervisors several times. Mr. Smith stated this is the culmination of years of planning, discussion, and input from volunteers. Ms. Torbert stated what is on the Website is an artist's rendering and not a scaled drawing which she feels would be useful for the public to see.

Ms. Torbert stated the Historic Commission did voice a concern about lowering the speed limit on this portion of Edgewood Road, and she feels this would be a good idea; and it should be lowered to 25 miles per hour. She asked if they have concerns with the safety of children who may be on the property and not being watched constantly by their parents. She asked if a sign should be posted indicating that children must be watched at all times. She also noted concerns about children climbing on the wall. Ms. Kraeck stated safety was taken into account as the design evolved. She stated one semi circle starts at 18” and the other at 2’, and it is a gradual progression to get to the higher points. She stated the wall is sloping and is at an angle, and this was done so that there would not be skateboarders on it. She stated it was not done to be a sitting wall although people could lean against it. She stated she recognizes that there are inherent dangers in everything that is done in today’s society. She stated she does not feel this is any different from any of the Parks where people could get hurt. She stated the Board of Supervisors has not had this Plan “forced upon them;” and they unanimously approved the design several months ago. She hopes they can all work together; and that as they move forward with the project, people will feel positive about it. Ms. Torbert thanked Ms. Kraeck and the Veteran’s Committee for all their work.

Ms. Helen Heinz, Historic Commission, stated she is amazed about the comment that there was lots of time to talk about this as the Historic Commission only met with the Veteran’s Committee twice, one of the times being at a public meeting where the Historic Commission was invited along with every other group to express their opinions and then “promptly dismissed.” She stated she would have been happy if there had been more communication but this does not seem to be something that goes on. She stated she understands that they are approving the parking lot, and at some point in the future the Township will be paying for this.

Mr. Caiola stated at this point they know that the parking lot will be used by more people than those just visiting the monument. He stated they do not know where the funding would come from at this point. He stated because the Park is used by many users, he does not feel the Veteran’s Committee should be required to support it with funding entirely, and there should be funding that is spread amongst other organizations as well.

Ms. Heinz stated the Historic Commission had brought a plan to the Board of Supervisors several years ago with the TND about using this particular site for parking as a potential fundraiser for the Township for the Edgewood Village District especially since across the street they were looking at approximately four commercial establishments on the lot which Mr. Celli had owned. She stated they were looking at not having sufficient parking for those sites, and had felt there could possibly be a parking garage on this site which would be a structure with facilities for a Farmer’s Market underneath it.

Ms. Heinz stated the Board will now be voting on Township money paying for this, and asked if they are also going to pay for the lighting. Mr. Truelove stated there has been no commitment of Township money for any of this. Ms. Heinz stated she was pleased to hear this. She stated they are just approving a Plan where there could potentially have parking in the future, and the Board agreed. Ms. Heinz stated asked if the Township is paying for the lighting, and Mr. Truelove stated the Township is not paying for anything at this time on the site. Mr. McLaughlin stated the Township has not committed one dollar of taxpayer's money for this project. Ms. Heinz stated if they are erecting a flagpole it must be lit twenty-four hours a day, and she asked who is paying for this. Mr. McLaughlin reiterated that the Township has not committed one dollar of taxpayer money for this project. Ms. Heinz stated she appreciates this. Ms. Kraeck stated the lighting for the monument is part of the cost the Veteran's Committee is raising. Ms. Heinz stated this is good.

Ms. Heinz stated it is interesting to hear that this project is going forward, and all Township residents will be looking at how the Township is spending their money. Mr. Smith stated the Township is not spending any money. He is concerned that the Historic Commission is speaking against this and telling the public that the Township is paying for this. He stated Ms. Kraeck and her group have worked very hard raising funds. He stated Ms. Heinz is now telling the public that the Township is paying for this, and this is not true. Ms. Heinz stated while she is glad to hear Mr. Smith state this, the Board is approving a Plan that will at some point probably cost the Township money in the future. Mr. Smith stated this is a Park similar to other Parks in the Township. He stated the Township residents pay for things in those Parks, and this is not an isolated private project but is a Park for the community. He stated if in the future, they have to pay for parking, they may do so as this is something that is for the entire community just like the rest of the Parks.

Ms. Heinz asked if they are going to be able to rent this Park to use for other community fundraisers. She stated today they rent parts of Parks for certain things. She also asked if the playground will continue at the Park, and Mr. Smith stated they feel the playground will continue to be at the Park. He asked why the Historic Commission is opposed to this wonderful project. He feels they should thank the volunteers who have been working for years on this to respect the service people. He feels the Historic Commission is trying to inflame the public about costs which are not there since funds have not been committed by the Township.

Ms. Heinz stated she resents the fact that anyone who opposes this is incorrect. She stated they wanted an entryway to Edgewood Village. She stated the Historic Commission was told that they had no say in the design of the monument, and this is another occasion when the Historic Commission was left out from the beginning on the development of the Park.

Mr. Stainthorpe stated every person has the right to express their opinion. He stated he is 100% in favor of approving this Plan, but he feels everyone has the right to speak about it; and their opinions should be respected.

Ms. Heinz stated she is not against having the monument in the Township and feels it is commendable. She stated she feels everyone admires Ms. Kraeck for her fundraising, but she feels there should have been more accommodation to the vision of the TND and to using natural surfaces, stone walls, and a monument that had a more unique Lower Makefield feel.

Mr. McLaughlin stated Ms. Heinz indicated that they wanted to put a parking garage at this location which he feels is “absurd”; and Ms. Heinz stated while this is correct, they had also planned a corner monument. Mr. McLaughlin stated he feels that the Historic Commission is commenting on matters which are not the purview of the Historic Commission including Park & Rec issues, safety, aesthetics and colors of the monument. He stated there are others responsible for each of those issues, and they are in charge of providing the Board of Supervisors with their opinions on those issues on an advisory basis. Mr. McLaughlin stated the scope of the Historic Commission is going into other areas where they do not belong. He stated he takes comments regarding recreation issues from Park & Rec, planning issues from the Planning Commission, and safety issues from the Chief of Police who must enforce the rules. Mr. McLaughlin stated the Historic Commission has a mandate, and it is not what the Historic Commission has commented on.

Ms. Heinz stated she recognizes that Mr. McLaughlin is new on the Board and does not understand this. She stated when they were looking at sites the Township owned in Edgewood Village, this was the only site that the Township owned that was adjacent to Edgewood Village. She stated it was included in the TND; and part of their planning process when they were trying to develop a Traditional Neighborhood Development in Edgewood Village. She stated this is why the Park is important to them and why they continue to express their opinions about it. She stated this was a site that the Board of Supervisors could use as a commercial development site. She stated if they wanted to get income for the Township, this site would not have to be a park. She stated it was not a park to begin with as it was the site of a school. She stated the Township owns this, and they could potentially develop it. She stated fifty years from now this could have store fronts on it and it is the only potential site in the area that the Supervisors could develop commercially. She stated the Board chose to make it a Park and have the monument at this location, but this does not mean that fifty years from now another group may not make a different decision.

Mr. Robert Innis, Historic Commission, reviewed the number of historic groups on which he serves. He stated he lives in Rose Hollow and drives through this intersection all the time. He read a letter he wrote to the newspaper but never sent wherein he stated his opposition to the monument and stated he likes the Park the way it is currently with no major monument to be placed in the center. He stated he feels the monument constructed where proposed will diminish the use of the Park for current and future activities. He stated he would propose a much smaller stone or marble monument near the corner as this would leave the rest of the Park open for appropriate activities. He stated this would be less expensive and could be completed much sooner. He is also concerned about who will maintain the monument in the long term. He stated there is already a very impressive monument at the Veterans Cemetery at nearby Washington Crossing. He stated asking Township residents and local Veterans to support another major monument is redundant since it is so near the National monument. He stated the funds raised to date could be used for better purposes.

Motion to approve carried unanimously.

Ms. Kraeck stated any Veteran who has lived in Lower Makefield or Yardley is entitled to have their name engraved free of charge on their wall coping. She also announced that they will have a fundraiser at the Yardley Inn on April 7, and it will be a Flyers theme. She stated Bill Clement will be the headliner, and the Pennsbury High School Concert Jazz Quintet will perform. She stated there will be a special menu, silent auction items, and basket raffles. She stated at that event they will cross the \$100,000 threshold and hope to get the local contractors to bid on the project with Mr. Fedorchak's help.

JENNINGS TRACT PRELIMINARY PLAN EXTENSION

Mr. McLaughlin moved, Mr. Stainthorpe seconded and it was unanimously carried to grant an Extension of time to Jennings Tract Preliminary Land Development Plan to 6/30/11.

GRANT CERTIFICATE OF APPROPRIATENESS TO DEMOLISH STRUCTURE AT 1761 YARDLEY-LANGHORNE ROAD

Mr. Stainthorpe moved, Mr. McLaughlin seconded and it was unanimously carried to grant a Certificate of Appropriateness to demolish the structure damaged by fire at 1761 Yardley-Langhorne Road.

MARCH FINANCIAL REPORT

Mr. Fedorchak stated they have closed the financial books for 2010; and although the final numbers have yet to be confirmed by the auditors, it appears that revenues and expenses across all funds will close somewhat better than what was forecast particularly for the General Fund. He stated they projected an end of year General Fund balance of \$867,000, and they should finish the year end with over \$1 million in reserve. He stated they will carry that entire \$1 million into 2011, and this will be the beginning balance for the 2011 General Fund. Mr. Fedorchak stated the property tax came in somewhat higher than was forecast, and the Local Services Tax which was behind all year long, came in higher the last three months of the year; and they finished the year at \$115,000 and \$100,000 had been forecast. He stated most importantly, the Deed Transfer Tax came in at \$1,024,000 and they had forecast \$950,000 which they had felt at the time they budgeted it, may have been high. He stated in 2009, they only received \$800,000 from the Deed Transfer Tax. He stated he hopes that this is an indicator of what will happen in the foreseeable future.

Mr. Fedorchak stated both the Golf Fund and the Pool Fund will finish the year with a positive net income. He stated the Golf Fund in particular benefited from the refinancing in the middle of the year. He stated the Golf Fund has two pieces of debt – one being the fixed piece which is what was refinanced, and in 2010 they saved approximately \$170,000 that year from the refinancing. He stated the second piece is the variable piece and the variable rate has remained around 1% for the last year and a half, and they had Budgeted a 3.5% number so this saved approximately \$120,000.

Mr. McLaughlin asked an estimate for the cost from the snow storms this winter. Mr. Fedorchak stated funds coming in \$100,000 higher for the General Fund should help with the additional money that was spent in snow removal. Mr. Fedorchak stated he estimates that they went \$100,000 over Budget at this point for snow removal.

Mr. McLaughlin stated he assumes that the Golf Course is now in a positive position, and they are not losing money; and Mr. Fedorchak stated there was a positive net income factoring in all the expenses.

Mr. Fedorchak stated the Pension Fund also performed well. He stated in 2009 the returns for the Funds were approximately 20%, and in 2010 they saw a 12% gain. He stated at this point they have recovered all the losses from 2008. Mr. McLaughlin stated because of the poor performance in 2008, the Township was required to increase the amount by \$300,000; and Mr. Fedorchak agreed. Mr. McLaughlin asked with these returns, will this relieve the additional funding; and Mr. Fedorchak stated he expects to see this. He stated, by State law, once every two years they must have an actuarial valuation performed; and they are doing this now, and it should be finished within the

next two to three months. He stated he is expecting a favorable report, although he does not feel there will be a huge drop in the Township's minimum obligation. Mr. McLaughlin stated he feels it should go down some, and Mr. Fedorchak agreed.

Mr. Smith asked about the Township's bond rating; and Mr. Fedorchak stated they are an AA1, and the Township has one of the best bond ratings in Bucks County.

Mr. Fedorchak stated they closed on the Elm Lowne property on Friday, and the Township has received \$679,000 of which \$425,000 has been placed in the Debt Service Fund as required by law to cover the outstanding debt. He stated this leaves the Board approximately \$255,000 which is unrestricted. He stated the Board at some point can make a decision as to how to appropriate these funds.

Mr. Fedorchak stated during the Budget, they noted that the 2006 Sewer issue has approximately \$8,310,000 outstanding that is callable this September; and they want to get the Bonds out to sale no later than July. He stated they have already started to work toward this as there are a number of documents they need to prepare. He stated the Board will get a report on this within the next two months.

Mr. McLaughlin asked for an update on expenses during the first two months of 2011; and Mr. Fedorchak stated with the exception of the snow removal expenses, they are in good shape. Mr. McLaughlin asked that there be a detailed report provided in April, and Mr. Fedorchak agreed to provide this.

Mr. Smith thanked Mr. Fedorchak and the Citizens Budget Committee for all their work.

Mr. Joe Menard, Citizens Budget Committee, stated they still feel the 2011 Budget had inadequate funding for road construction. He stated with the money that is unrestricted from the sale of Elm Lowne, the Committee recommends that this be put into the Capital Improvement Fund and dedicate this for the shortfall to reconstruct the roads. He stated this is particularly important because of the bad winter. He stated with regard to the money for the Pension, when the money was funded for the Pension, it came from the Capital Improvement Fund; and the Committee is going to look at the entire Capital Improvement requirements for the Township. He stated they will provide the Board a report on this in the next few months so they can see the long-term needs for capital requirements.

DISCUSSION AND MOTION REGARDING ENERGY GENERATION RATES

Mr. Fedorchak stated they are seeking competitive quotes from energy companies for the generation piece, and they are getting numbers between 9 cents to 11 cents per kilowatt hour depending on whether you commit to a one, two, or a three year contract. He asked the Board if they are comfortable with locking in beyond one year if they can get favorable rates, and Mr. Stainthorpe stated he would be comfortable with locking in a rate for three years. Mr. Fedorchak stated he would like to go back to Dominion indicating that the Board would like to see a lower rate.

Mr. Stainthorpe moved and Mr. McLaughlin seconded to authorize Mr. Fedorchak and Mr. Truelove to enter into a Contract with an appropriate electric vendor with a rate not to exceed 9.4 cents per kilowatt hour.

Mr. Zachary Rubin, 1661 Covington Road, stated a number of years ago Mr. Stainthorpe brought a proposal before the Board about paying a surcharge for wind energy, which he supported. He stated there is a not-for-profit energy company called Pennsylvania Energy Co-op, and they offer two residential rates – one is 9.2 cents per kilowatt hour where 20% of all the energy is generated by renewable sources being wind and solar. He stated they also offer a rate of 9.8 cents which is still below the PECO default rate, and this is 100% non-carbon renewable energy. He stated these are fixed rates, and he urged the Board to pursue a rate that may be over 9.4 but still be under the PECO rate and would be environmentally sound. Mr. Fedorchak stated they could look into this but stated one of his challenges has been to compare “apples to apples.”

Mr. Koopersmith asked the total dollar amount expended by the Township, and Mr. Fedorchak stated it is in the \$200,000 range. Mr. Koopersmith asked the lowest rate they feel they can obtain; and Mr. Fedorchak stated they are still looking into this, and the lowest rate he has seen is 9 cents per kilowatt hour, but this is only for a one-year period. He stated most companies charge a higher rate if you go out two to three years, but with Dominion Energy, their pricing favors a three-year rate. Mr. Koopersmith recommended that they go out for as long as they can with the rate.

Motion carried unanimously.

ZONING HEARING BOARD MATTERS

With regard to the Bob Frankievich and Cindy Shaw, 1210 Evergreen Road, Variance request to construct a patio resulting in greater than permitted impervious surface, it was agreed to leave the matter to the Zoning Hearing Board.

March 16, 2011

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SUPERVISOR'S REPORTS

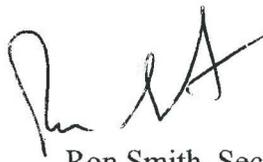
Mr. McLaughlin stated Grace Point Church was before the Zoning Hearing Board which approved their Plan to increase the parking.

APPOINTMENTS

Mr. McLaughlin moved, Mr. Stainthorpe seconded and it was unanimously carried to appoint Mark Moffa as an Alternate to the Zoning Hearing Board.

There being no further business, Mr. Stainthorpe moved, Mr. McLaughlin seconded and it was unanimously carried to adjourn the meeting at 9:30 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Ron Smith', with a stylized flourish at the end.

Ron Smith, Secretary



Township of Lower Makefield

BOARD OF SUPERVISORS
Greg Caiola, Chairman
Pete Stainthorpe, Vice-Chairman
Ron Smith, Secretary
Daniel McLaughlin, Treasurer
Matt Maloney, Supervisor

FEBRUARY / MARCH 2011 WARRANT LISTS AND FEBRUARY 2011 PAYROLL COSTS FOR APPROVAL MARCH 16, 2011 BOARD OF SUPERVISORS MEETING

Accounts Payable Warrant Report:		
Printed Checks:		
02/22/11 Warrant List	\$ 323,861.31	
03/07/11 Warrant List	\$ 384,534.34	
Manual Checks:		
02/22/11 Warrant List	\$ 99.65	
03/07/11 Warrant List	\$ 141,568.00	
Total Warrant Reports		\$ 850,063.30
Payroll Costs:		
February 2011 Payroll	\$ 306,567.89	
February 2011 Payroll Taxes, etc.	\$ 128,419.96	
Total Payroll Costs		\$ 434,987.85
TOTAL TO BE APPROVED		\$ 1,285,051.15

