

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES - OCTOBER 20, 2003

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on October 20, 2003. Chairman Godshalk called the meeting to order at 7:34 p.m. noting that the Board had been meeting in Executive Session since 6:00 p.m. discussing legal matters and interviewing candidates for Township Boards particularly the disabled Persons Advisory Board.

Those present:

Board of Supervisors: Grace Godshalk, Chairman
Wes Hackman, Vice Chairman
Frank Fazzalore, Secretary/Treasurer
Scott Fegley, Supervisor
Pete Stainthorpe, Supervisor

Others: Terry Fedorchak, Township Manager
Jeffrey Garton, Township Solicitor
Robert Williams, Township Engineer
Kenneth Coluzzi, Chief of Police (left meeting in progress)

PUBLIC COMMENT

Mr. Zachary Rubin, 1661 Covington Road, commended the Board for canceling the 10/6/03 meeting as it was Yom Kippur.

Ms. Virginia Torbert, 1700 Yardley-Newtown Road asked if the Board of View met regarding the Golf Course property. Mr. Garton stated testimony has been concluded, and the transcript has been received. They have thirty days to submit objections. No decision has been made, but it should be made within the next sixty days.

Ms. Torbert asked the status of the Northern Fire Station. She stated she felt it was to be underway by last spring. Mr. Fedorchak stated approximately nine months ago, the Fire Company put the project out to bid, and they received approximately six proposals which ranged between \$2.1 and \$2.4 million. Mr. Fazzalore stated they had borrowed \$1.5 million. The Fire Company has been revisiting the design with the architect for the last few months in the hope that they can reduce enough items to get them closer to the budget.

Mr. Don Waters, 1759 Partridge Road, stated he was the Tournament Director for the YMS Columbus Day Tournament. He stated he has been advised that there were some negative comments but he was not sure exactly what the complaints were and asked that if the Board was aware of the exact nature of the complaints, that he be advised. He stated over 211 teams attended including teams from Virginia and Connecticut with 3100 players and over 6,000 visitors. He stated all area hotels were filled, and the local Wawa indicated it was one of their busiest days ever. A Real Estate agent who came to the Tournament was asked about housing in the area. He stated the Tournament is rated the #2 Columbus Day Tournament in the Nation. He stated he feels four to five complaints is not unusual for the number of people that were present. Mr. Waters thanked the Park & Recreation Board, particularly Donna Liney, for their help. Mr. Hackman stated this is a tremendous

Tournament and YMS does a great job. He stated he did hear a complaint about parking; and with this amount of people, he recognizes that parking can become a problem so anything they can do to help this situation would be advisable. He suggested they make use of the Pool parking lot and asked that they contact Mr. Fedorchak about use of this lot. Mr. Bob Lambert stated he is also present to support YMS. He reviewed the history of YMS and stated he is currently the Boys Travel Program Director. He stated YMS has contributed to the community by being good stewards of the facilities. He stated he did hear some complaints particularly about parking during the Tournament. He noted they do provide shuttle service. He stated they also understand that there were some residents in Rivergate who were concerned about parking in their neighborhood. He wants to make sure that the Board recognizes the positive impact the soccer program has in the community. Mrs. Godshalk stated she feels the sports teams are providing for the economy in the area. Mr. Fazzalore stated he is concerned that Lower Makefield has spent the money to build these parks and everything he reads indicates they are in "Yardley" - not Lower Makefield. Mr. Ron Smith, Clark Drive, stated he is President of the organization, and they have always been known as YMS. Previously they were called Yardley-Morrisville Soccer, but they did change the name several years ago to Yardley-Makefield Soccer. Mr. Smith noted the return address on the Township sewer bill does indicate "Yardley, PA."

SPECIAL RECOGNITION FOR ALBERT ROEPER

Mrs. Godshalk stated a plaque is being presented this evening to Albert Roeper for twenty years of dedication serving on the Township Planning Commission. Mr. Roeper stated his thanks is really seeing the way Lower Makefield has developed over the years. He stated he feels it is a great community, and he hopes they will continue to keep it this way.

APPROVAL OF MINUTES

Mr. Fazzalore moved and Mr. Stainthorpe seconded approval of the September 15, 2003 Minutes as written. Motion carried with Mr. Hackman abstaining.

APPROVAL OF OCTOBER 6, 2003 AND OCTOBER 20, 2003 WARRANT LISTS AND SEPTEMBER, 2003 PAYROLL

Mr. Fazzalore moved, Mr. Hackman seconded and it was unanimously carried to approve the October 6, 2003 and October 20, 2003 Warrant Lists and September, 2003 Payroll as attached to the Minutes.

DISCUSSION AND APPROVAL OF REVISED MEMORIAL PARK MASTER PLAN

Mr. Dave Fritchey, Mr. Ron Smith, Ms. Ellen Saracini, Mr. Bill Kelly, and Ms. Clara Chirchirillo were present. Mr. Fritchey stated this project began with the Lower Makefield Township Comprehensive Plan of 1992 which identified as a critical need for the Township the construction of a community park in the north end of the Township. The concept was that this park would be a mix of 50% active and 50% passive recreation. The Comprehensive Plan drew a distinction between a community park, an athletic complex,

and a nature preserve. He stated Macclesfield Park would be considered an athletic complex, and the Five Mile Woods would be an example of a nature preserve. The community park would be a mixture of activities suitable for family recreation and the kinds of active recreation that could be considered spontaneous as opposed to organized or permitted all the time as are the fields at Macclesfield Park. They did consider that they would possibly have organized play for the younger players. In 1996 to meet the need identified, the Board of Supervisors purchased the Vargo Tract for \$1.5 million. In 2000, following a series of public meetings conducted by the Park & Recreation Board including participation by a large number of concerned citizens, the Park & Recreation Board was able to recommend to the Board of Supervisors a final concept plan for the Park. The Board of Supervisors reviewed the three plans which had been considered and agreed to approve the plan recommended by the Park & Recreation Board. Mr. Fritchey showed a rendition of that plan which shows 50% active and 50% passive recreation. He noted there were discussions about the softball fields noting the fact that they would not have fencing although there would be backstops. There was also discussion about the fact that the fields would not have lights. A number of picnic pavilions are proposed for use by business and families. In close proximity to these, they proposed the kinds of facilities people at picnics might use. The plan also included a large number of hiking and bike trails. It was noted that this was to be a living park where there would be continuity between the past, present and future; and they proposed a way for people to memorialize deceased friends and relatives through purchase of trees or a park bench with a discrete plaque nearby.

Mr. Fritchey stated funds were not immediately available to do much other than remove some structures which were in danger of collapse. He stated when 9-11 occurred, the Township suffered more than its fair share of the tragedy. A Committee was formed to consider what would be an appropriate Memorial and where it should be located. The Committee consisted of a number of people including families of the deceased. A number of ideas emerged with some wanting a readily-visible monument which many people could see on a daily basis while others wanted something in a more contemplative setting which would be more peaceful. A number of ideas were considered for the actual design of the Memorial as well. The Committee finally decided they would prefer a contemplative setting with a Memorial celebrating life. The members of the Committee went around the Township and decided North Park, as the Vargo Tract was then known, would be the best location for the Memorial particularly because it would be a peaceful setting and already had a provision for memorialization of loved ones. The Memorial was designed and fundraising began. Mr. Fritchey stated to his knowledge they have raised approximately \$420,000 for the Memorial. In 2002 the Board of Supervisors voted to have the Garden of Reflection at North Park and re-named the Park, Memorial Park. This required that they revisit the concept plan which had previously been approved. This past summer the Board of Supervisors appropriated money for the preparation of a revised concept plan and Boucher & James was given the job to prepare a new plan. They have been working with the members of the Committee and the Park & Recreation Board. An initial plan was presented in September, a copy of which Mr. Fritchey showed this evening. Mr. Fritchey stated the Park & Recreation Board and the citizens involved in the prior plan reviewed this plan and expressed concern with some of the proposals as they had dispersed fields into the perimeters of the Park in close proximity to the adjoining residents which was contrary to what had previously been agreed upon. The Park & Recreation Board suggested that they revise their proposal to address these concerns; and at the October meeting, they presented Plan D which is the Plan now being considered. He stated the Park & Recreation Board unanimously recommended approval of Plan D. He stated they are only looking for approval of the Plan tonight and do not feel they need to consider funding or phasing of the construction which could be considered at a later time.

On Plan D they are showing the Memorial at the location preferred by the members of the Committee. This area was originally to be an open grassy area on the Concept Plan. The main road will now come up the middle of the property off Woodside Road as opposed to the original plan which was to have been offset to the west and to be a wider road. They have decided to make this a narrower road since it will cost less. It will also permit the fields to come in away from the property lines of the adjoining residents. In the 2000 plan, there were to be no lights but the revised Plan does include lighting relating to the Memorial. The residents present at the meeting with the Park & Recreation Board did not object to lights associated with the Memorial. There is one less multi-purpose field on the revised plan. Mr. Fritchey stated all other venues are the same because the needs of the Township are still the same. A number of trees were shown on the original Plan which are not shown on the revised Plan, but they do intend to provide appropriate buffering. Some field orientation has also been changed somewhat on the revised Plan.

Mr. Mark Eisold and Mr. Francis Chan were present from Boucher & James. Mr. Eisold stated they have done some fine tuning and began the engineering process with their revised Plan. He stated they have shown stormwater management facilities and changed some of the field orientation according to design standards. He stated the changes will also make it easy to do the Memorial as part of the first phase.

Mr. Hackman asked about the diagonal lines shown on the Plan, and Mr. Eisold stated these are wetland setbacks per the Ordinance. Mr. Hackman stated it appears they will have to cross some of the wetlands, and Mr. Eisold stated they will have to apply for permits for these crossings.

Mr. Fazzalore stated in 2002, the Board of Supervisors approved \$1 million for roadways and utilities associated with this project. He stated with this new Plan, he feels it may cost more than \$1 million. He stated this is only the first phase to get up to the Memorial and they are now showing a circle. He asked if \$1 million will cover these costs.

Mrs. Godshalk stated the original Plan called for a boulevard entrance. Mr. Stainthorpe stated they originally proposed a two-lane road which they felt would cost approximately \$800,000, and they added another \$200,000 as a contingency. Mr. Stainthorpe stated he does not have a problem with the Plan, but they must insure as they move forward with Phase I that they keep on budget. He stated he feels that they owe it to the taxpayers to keep it at \$1 million. Mr. Fazzalore stated they will have to borrow this \$1 million. Mr. Eisold stated what they are proposing is a lot less road and more direct than what was shown on the original concept Plan. Mr. Fazzalore stated he would therefore expect that the estimates will come in lower, and Mr. Eisold stated he feels they will.

Mr. Fegley asked if the abutting property owners were advised of tonight's meeting, and Mr. Fedorchak stated they were. Mr. Fegley stated he does not feel that Mr. Minehart will be happy with the parking proposed adjacent to his property when previously there was open space proposed. Mr. Fegley stated the new Plan seems to have increased the number of parking spaces and the impervious surface. He stated possibly the engineering will not show that this is the case. He stated when the Memorial was first discussed, it was his belief that the Memorial could fit into the 2000 Plan with few modifications. He stated it appears there is sufficient space where the Memorial is proposed without significantly altering the entire Park around it. He stated he was part of the process of coming up with the original Concept Plan and the amount of work and input that was done to get to that point and feels they should be able to include the Memorial without all the additional parking and impervious surface.

Mrs. Godshalk stated at the first meeting they had with the engineer and they looked at the old Plan, they recognized that the old plan did not reflect the proper orientation of the ballfields, tennis courts, etc. as they related to the sun. Mr. Eisold stated they did have to adjust the field orientation somewhat. He stated the original plan did not draw out completely the parking although there were three parking areas shown. On the new plan, they show a larger number of smaller parking areas so that people do not have to go across the road. He stated they feel they may have a minimal number of additional spaces but the final number has not been decided upon. He stated some of the parking could be put on a reserve situation and initially put in green space and constructed at a future time if needed. Mr. Fegley stated he would like to see a comparison of the proposed new parking compared to what was on the original plan as well as a comparison on the disturbance to the wetlands. He stated it appears there has been a major change just from looking at the plans. He asked if the woodland cover has been reduced. Mr. Eisold stated they have tried to minimally disturb the wetlands and woodlands. He noted on the original plan, the road would have disturbed the wetlands, and this is no longer the case on the revised plan. Mrs. Godshalk stated the main entrance is further out of the wetlands. Mr. Eisold agreed to provide the figures requested by Mr. Fegley.

Mr. Fegley stated he would also like to see the original engineering drawings for the original plan. Mrs. Godshalk stated that plan was not engineered. Mr. Fedorchak stated in 2000 the sketch plan was the product of two plans with a minimal amount of input from an engineering company. They did not at that time put the type of detail into the plans that Boucher & James has now done. Mr. Fedorchak stated there was also liberal use of the tree stamp on the original plan. He stated trees were also shown within the parking lot so that you do not get a true picture of the parking on the original plan.

Mr. Hackman asked for and was shown the location of the proposed basketball courts and roller hockey area. Mr. Eisold stated these were located in the area furthest away from the residences since these activities generate more noise.

Mr. Hackman stated since the Memorial will have lights, he feels this will be an attraction for people after hours.

Mr. Hackman asked if it is the intention not to permit out the fields even though there is a need for more fields in the Township for organized sports. Mr. Fritchey stated they did discuss this at the last Park & Recreation meeting. He stated one of the members of the Park & Recreation Board seemed to think that the Board of Supervisors agreed that under no circumstances would there be any permits, but no one else agreed that this was what had been agreed to. They felt they had agreed that while permits were disfavored in general, if they did need fields for young children, these might be used. Mr. Fritchey stated he feels that the Snipes Tract could be utilized for soccer for a moderate amount of money.

Mrs. Godshalk stated she recalled that they did not want this to be an athletic complex like they have at Macclesfield Park, but she does not remember that they indicated that these fields would never be permitted. Mr. Fegley stated he does not have a problem with permitting them as long as there are blocks of open time for resident use. Mrs. Godshalk stated a way to have the fields used by Township residents and get help with the field maintenance is to have them permitted as this keeps outsiders from coming into the parks and using the fields and not contributing to their upkeep. Mr. Fritchey stated while he agrees, the Park & Recreation Board is concerned that there also be areas in the Township where there can be spontaneous activities taking place.

Mr. Stainthorpe stated he understands a Visitors' Center is now proposed as part of the Memorial. Ms. Saracini stated it is not really a Visitor's Center and is more of an Informational Center. Mr. Fazzalore asked if this is a building. Mr. Fritchey stated he also questioned this and wanted to make sure that they were not considering this as a tourist attraction. He stated he was advised that there would be signage under a covered area or a kiosk where you could learn about the people who were lost on 9-11.

Mr. Fegley stated he feels since this is Memorial Park, it should provide for memorials for other people as well. He noted particularly the soldier from Lower Makefield who was killed. He suggested that the walkway up to the Memorial include bricks or squares to honor other people. Mrs. Godshalk stated they have also talked to people in Philadelphia about donating trees, benches, etc., in memory of people. Mr. Fegley stated they should give particular attention to service personnel. Ms. Saracini stated while the seventeen who were lost on 9-11 will be specifically mentioned, this is a Memorial for all people. She stated they have not yet decided what can be done.

Mr. Greg Luzinski, Dolington Estates, stated they moved in approximately four and a half years ago and were glad to see signs about the Park. They have been waiting for this park and are glad to see progress. They are disturbed that things have not moved along more swiftly, and he would like his children to be able to make use of the Park. He stated since a need was identified in 1992 for a park, the time is now to move ahead. He encouraged the Board to move forward and proceed with the construction of the entire Park. Mr. Fazzalore stated he has recommended that they borrow \$4 million and build a Senior Center for \$2 million and finish this Park with the other \$2 million. He stated he will not vote for another Park in this Township until a Senior Center is agreed to. Mrs. Godshalk stated she would encourage the community to try to raise funds to help with the construction of the Park.

Mr. Marty Frapolli, 1511 Brookfield Road, stated the Park & Recreation Board has worked very hard on the Plan, and he feels bringing in the Memorial also improves the Park. He stated while the Park & Recreation Board has tried to work with the existing residents, they have not presented a plan with every home surrounding the Park shown so that you cannot judge what the impact will be on the individual homes. He does not feel the homes in Brookfield which back up to Woodside Road or Mr. Minehart have been as carefully served as some others in the area. He feels the movement of the basketball courts and the roller hockey courts will now be impacting his property.

Mr. Sean Cunningham, 1555 Brookfield Road, stated he is concerned that he will not be looking out at trees as he does currently. He feels his home is now going to look at a parking lot. Mr. Fazzalore stated 339 parking spaces are proposed. Mrs. Godshalk stated they have agreed to maintain the hedgerows and this is between the Park and his property. They will also maintain the existing tree line. Mr. Hackman stated the only thing that encroaches in that space is a walking trail.

There was discussion on the lights, and Mrs. Godshalk asked Ms. Lashchuk, the architect, to discuss this. Ms. Lashchuk stated they are only at the conceptual stage and a final decision has not been made on lighting. They are considering low lights in the evening hours and earlier in the winter. They are also proposing low lighting on the walking path.

Mr. Steve Ross, Brookfield Road, asked if there will be any type of timers on the low voltage lights that would turn them off later on in the evening. He also asked if they would

light the parking lots. Mr. Stainthorpe stated they have not yet made a decision on this. He stated he feels the Park will be closed at night, and the lights should go out. Mrs. Godshalk stated there could be lighting within the fountains from below. She feels the lights could be timed.

Ms. Karen Friedman stated she is reasonably comfortable with the revised plan but is concerned about the inroad structure particularly the traffic circle. She feels traffic circles make some people uncomfortable and would prefer a "Y" configuration. Mrs. Godshalk stated traffic circles work very well in Ireland; and once you have been on a circle, you know who has the right-of-way. She noted the flag will be in this area. She stated at Macclesfield Park, they have a "Y" and it does create traffic problems at that location. Ms. Friedman stated she does not feel people know the etiquette of traveling on a traffic circle. Mr. Williams stated possibly they could include striping or "pork chops" and signing to insure that people go around the circle to the right and not take a short cut and go to the left instead. Ms. Godshalk stated there is a traffic circle at Floral Vale which works well.

Ms. Sue Herman, Boxwood Drive, referred to the memo she sent to the Board in October, 2003 (copy attached) requesting that an easement be agreed to that there will never be any lights that would make it into a sports complex as opposed to a community park. She stated Mr. Garton was going to look into the feasibility of this. Mr. Garton stated if the Board wants to file a unilateral declaration of restrictions, they can do so. Mr. Fegley stated he does not feel they are at this point yet, but personally, he would not be in favor of lighting other than low lighting for the parking lot, Memorial, etc. Mrs. Godshalk stated she would be in favor of deed restricting this although she is not sure this would hold up in the future. She stated she does feel that they may need some lighting so that the Police can get into the park to patrol. She would be in favor of restricting any lighting on the athletic fields. Mr. Garton stated they can consider this in the Land Development process. Ms. Herman thanked the Township for notice of tonight's meeting.

Mr. Joe Sharp, Brookfield Road, asked if there are two roads into the Park and if both will be two-way. Mrs. Godshalk stated there are two roads and they will both be two-way. Mr. Sharp stated he feels one road should come in and one should go out. He stated he feels this will be a very active area especially on the weekends. Mr. Stainthorpe stated Phase I will only include one of the roads. He stated until they develop the rest of the Park, they can still make changes.

Ms. Carol Mundy, Brookfield, stated she is concerned with the lighting. Mrs. Godshalk stated they have not made a final decision on this, but some lights may be needed. They would be low-level lights. Mr. Fegley asked if there are lights on at Macclesfield Park, and Mr. Fritchey stated there are some on the buildings but they are very dim. Mr. Fegley stated they are not proposing any light standards. Ms. Mundy stated she will be facing the parking lot and is concerned about large light standards.

Ms. Michelle Hicks, Brookfield, stated she too will be looking at the parking lot and when the foliage falls off, she will be able to see the parking lot. She asked if the parking lot could be turned or positioned somewhere else so she does not have to look at parking lot lights. Ms. Hicks was advised that it is approximately 200 feet to the hedgerow. Mrs. Godshalk stated they are only required by Ordinance to provide a 50' buffer. Ms. Hicks stated she is also concerned with the proposed walking path in the area.

Mr. Fritchey noted the limitations of the site because of the amount of property that is either woodlands or wetlands. He stated many of residents from this area came out to meetings and what is now being shown is considerably less than what people in the subdivisions were willing to accept. He stated he does not feel a walking/jogging path is unsuitable for this area. Ms. Hicks stated she is a member of Crime Watch, and people will now be able to walk closer to the homes. Mr. Fritchey stated there is nothing to stop criminals from coming into this area now. Ms. Hicks stated she is concerned where people will park once the parking spaces are filled.

Mr. Fegley stated he would like to get more information on the new plan than has been provided especially since this is the first time they have seen any engineering. Mr. Stainthorpe stated they will have to go through the Land Development process, and there will be multiple opportunities to make adjustments in the future. He stated he would like to move this forward as a concept plan and continue the process through Land Development.

Mr. Stainthorpe moved, Mr. Hackman seconded and it was unanimously carried to approve Plan D of the Memorial Park Master Plan as presented.

Mr. Fazzalore stated he would like to remind everyone that they have \$1 million. Mr. Hackman stated he is still concerned that when the Committee had come up with a concept, they had an estimate of \$600,000 for the Memorial. He is not sure how accurate this is. He stated he has heard that Ms. Lashchyk is working on some engineering so they can get a better idea on the construction costs and asked if this is correct. Ms. Lashchyk stated she will be starting shortly on this. Mr. Hackman asked when she would have a better estimate. Ms. Lashchyk stated they do have a timeline. Mr. Fedorchak stated the Board of Supervisors approved the Contract in June with Ms. Lashchyk, executed it, and gave her a copy. Mr. Fedorchak stated he feels Ms. Lashchyk should be moving forward. Mr. Hackman stated the Committee has raised more than \$400,000, and he wants to make sure that \$600,000 will be adequate. Mrs. Godshalk stated a year has passed. Mr. Hackman stated this is why he wants to get good numbers and get documents from the architect so that they can go out to bid. He stated the faster they get to this point, the better everyone will be. He stated he feels the money the Township has set aside may be more than is needed since the engineer has pointed out that they have now proposed a smaller road. Mr. Hackman stated it will take a while to get through the planning process so if the architect is able to proceed quickly, they can proceed quicker to bid. Mrs. Godshalk stated now that they have approved the new Concept Plan, they will proceed with the engineering.

Chief Coluzzi left the meeting at this time.

APPROVAL OF RESOLUTION NO. 2040 - ADOPTION OF THE COMPREHENSIVE MASTER PLAN UPDATE 2003

Mr. Garton stated at the last public meeting, they conducted a Public Hearing on the proposed Master Plan. Appropriate notices had been sent. Additional public comment can be taken this evening. Ms. Bush and Ms. Freedman from the Bucks County Planning Commission were present with members of the Planning Commission and Ms. Frick, Director Zoning, Inspection & Planning.

Mr. Hackman moved and Mr. Fazzalore seconded to approve Resolution #2040 - Adoption of the Comprehensive Master Plan Update 2003.

Mr. Hackman stated putting together a Master Plan such as this is a huge job. He thanked Mr. Roeper, Ms. Frick, Ms. Bush, and the Planning Commission members for their help. He stated he has read through this document a number of times and discussed the document in detail with Mr. Roeper. Mr. Hackman asked Mr. Garton if the Official Map will go with the Zoning Ordinance, and Mr. Garton stated this is correct.

Mr. Fazzalore stated in the Yardley memo they pointed out an error with regard to the location of the SEPTA train station, and Mr. Garton agreed to make this change.

Ms. Herman asked if any changes were made to the Plan as requested in her memo to the Board. Mr. Garton noted Map #10 does address one of the issues raised by Ms. Herman. Mr. Stainthorpe noted the item referred to by Ms. Herman with regard to the Northern By-Pass; and he stated he does not feel they should include in the Lower Makefield Township Master Plan, what Newtown should be doing. Ms. Herman stated a statement was included in the 1992 Plan with regard to the Northern By-Pass, and she feels it should be specifically noted in this Plan that they are not in favor of a Northern By-Pass. She feels not mentioning it may leave a question as to the Township's support. Ms. Herman stated she feels the By-Pass is being constructed piecemeal. Mrs. Godshalk stated she does not feel that they can stop Newtown from doing this in their Township. Mr. Garton stated the Comprehensive Plan is a design for Lower Makefield and does not discuss items in other Townships. He stated in 1992 a part of Lower Makefield may have been being considered for this By-Pass, and this is not being considered now. Mr. Garton stated he can add the additional verbiage Ms. Herman has suggested with regard to traffic which can be included in the final copy prepared by the Bucks County Planning Commission.

Mr. Zachary Rubin stated at the last meeting he had asked that documents such as the proposed Master Plan be included on the Township Website. He stated the Board indicated at that time that they would be looking into this. He asked if a decision had been made. Mrs. Godshalk stated they normally put only that which has been approved on the Website. She stated the proposed Master Plan was available at the Township Building and the Library. Mr. Rubin stated this is not very convenient, and he feels it should be easy to add this to the Website. Mr. Stainthorpe stated he feels this information could be supplied on a disk to the Township and put on the Website. Mr. Fedorchak stated Mr. Rubin had also asked that the Golf Feasibility Study be put on the Website. He turned both of these items over to the Technology Director who did secure PDF formatted files and they did provide a link three weeks ago for the Golf Course Feasibility Study. He stated in the case of the Master Plan, he felt they were going to wait until it was approved and place it on the Website after that time assuming this is something the Technology Director could do.

Ms. Virginia Torbert stated the survey that was done in connection with the Master Plan indicated that the number one issue of concern to the residents was traffic. She had suggested at one of the meetings that they form a Traffic Advisory Committee in the Township which would allow for citizen participation. She stated she knows there is an Ad Hoc Traffic Advisory Committee. Mrs. Godshalk stated they have had this Committee for many years. Ms. Torbert asked who is on the Committee. Mrs. Godshalk stated Mr. D'Avino was on it. She stated she also served on it as did a number of Police Department representatives from other communities, representatives from Bucks County,

and the representatives from the Township Planning Commission. Ms. Torbert asked if the Committee meets regularly, and it was noted they do not. Ms. Torbert stated she feels they should have a Committee which meets regularly as there are other Township traffic problems besides Lindenhurst Road. Mrs. Godshalk stated she feels that they can do this outside of the Master Plan.

Ms. Torbert stated she does not feel the Board of Supervisors has asked any questions about the substance of the Master Plan. Mrs. Godshalk stated Mr. Hackman has already indicated they he went over the plan in detail with Mr. Roeper. She stated other Supervisors have also talked to people in the office about the document at well. Ms. Torbert stated she has attended most of the Supervisors meetings for years and does not know about what intersections have the most accidents, where they need stop signs, and where they should reduce speed limits. Mrs. Godshalk stated they recently lowered the speed on Edgewood Road. Mr. Fegley stated they also talk frequently about the Interchange. Mr. Stainthorpe stated the Master Plan does discuss traffic on Pages 83 to 90. He does feel that once they approve this document, they can become more involved in this area. Mr. Fazzalore stated they have worked on a number of traffic issues over the past year. Ms. Torbert stated she feels they need to look at the entire traffic situation in an organized fashion. Mr. Stainthorpe stated he feels the Board is very responsive to individual residents when they come in with a specific problem, and he agreed that they should take a look at the entire Township as well.

Ms. Lynn Bush stated they did receive comments from Yardley Borough and Upper Makefield and they have followed through on the correction regarding the location of the SEPTA Station.

Mrs. Godshalk stated the Township employees are responsible for carrying out the Plan that is approved by the Board of Supervisors.

Motion to approve carried unanimously. Language to be added regarding the traffic as requested by Ms. Herman will be provided to the Bucks County Planning Commission to include in the final copy.

Ms. Bush thanked Mr. Roeper for working on this documents with her and Ms. Freedman.

APPROVAL OF ORDINANCE NO. 340 - AMENDMENT TO ZONING ORDINANCE REGARDING POLITICAL SIGNS

Mr. Garton stated this matter has been advertised for consideration this evening. If approved, no permit will be required for political signs. Size limitations can be imposed as well as restrictions as to where signs can be posted and when they must be taken down.

Mrs. Godshalk opened the Hearing for public comment.

Mr. Stainthorpe stated signs will not be permitted to be put on Township owned property on days other than Election Day. Signs will only be permitted to be up for thirty days. No permits or fees will be required for political signs.

Mr. Zachary Rubin asked about removal of signs. Mr. Garton stated the Township would have to contact the candidate advising that they must take the signs down within a specific

period of time. If they do not comply, they would take the next step according to the MPC and assess fines of \$1,000 per day per sign.

Mr. Paul Krupp, University Drive, asked if there is anything about putting signs too close to corners. He stated when he exists onto Afton Road, it is very difficult to see over the signs. Mr. Garton stated there are restrictions against putting them in the sight triangle, and these restrictions have not changed. Mr. Krupp stated there is a hazard with some of these signs at the current time. Mr. Garton suggested an individual could call the candidate advising them that their signs are in the sight triangle, but the individual is not permitted to remove them. He added this is a Zoning violation.

Ms. Torbert stated she feels signs being permitted only thirty days before the Election is too restrictive. She stated you must register to vote 30 days before an Election and if you do not see any signs prior to that time, you may not be inclined to register. Mr. Garton stated the Courts have indicated that thirty days is reasonable. Mr. Bob Lambert stated he feels thirty days is more than sufficient for signs to be posted. Ms. Torbert stated she is opposed to the Bellemead/Matrix signs being up for years. It was noted these are not political signs and are not part of this Ordinance under discussion.

Motion to approve carried unanimously.

DISCUSSION OF HOURS OF ATM MACHINES

Mr. Peter Wechsler was present noting he has lived in the Township for two years but has traveled all over the world, and the Township is the only place where there are time restrictions on use of the ATM machines. He asked why these restrictions are in place. Mr. Garton stated this was a condition of approval of the Land Development Plans for the shopping centers in the Township. Mr. Fazzalore stated they felt they would need more police protection if this restriction were not in place. Mrs. Godshalk stated since Lower Makefield is primarily a residential community, they set certain restrictions on the shopping centers. She stated the Board feels responsible for these machines and does not feel they have the staff to protect the people using these machines after hours. She stated the Board is responsible for the health, safety, and welfare of the residents. She noted one individual was held up in their car trying to get money from the ATM. She feels this restriction is for the protection of the residents. Mr. Wechsler stated he is forced to go out of the Township to use the ATM. Mr. Hackman stated when the shopping centers were being planned they were asked to curtail their hours so that they were not open twenty-four hours a day. He stated they did this because this is a residential community, and the Board felt what was permitted were reasonable hours of operation.

Mr. Wechsler stated he does not feel the ATM machines should have shorter hours than the shopping centers. He stated McCaffrey's is open until 10:00 p.m. but you cannot use the ATM after 8:00 p.m. Monday through Saturday or after 6:00 p.m. on Sunday.

Mr. Stainthorpe stated he feels if the store is open until 10:00 p.m. you should be able to use the ATM until 10:00 p.m. Mr. Fegley stated he did not have a problem with this as long as it was consistent with the hours of operation for the adjoining buildings. He noted there is a 24 hour ATM in the Wawa in Yardley Borough which does not charge a fee.

Since it did not appear that there were three votes in favor of making a change, no action was taken. Mr. Hackman suggested that they look into the Development Agreements to see what was agreed to. Mr. Wechsler asked that he be notified if this matter is discussed again.

APPROVAL OF EQUIPMENT RENTAL AND TREE TRIMMING BIDS FOR 2003-2004

Mr. Stainthorpe moved, Mr. Fazzalore seconded and it was unanimously carried to approve Equipment Rental and Tree Trimming Bids for 2003-2004 per the report.

REJECT BID FOR PUMP STATION IMPROVEMENTS

Mr. Fazzalore moved, Mr. Hackman seconded and it was unanimously carried to reject the bid for pump station improvements as stated in the CKS letter dated 10/17/03.

APPROVE PURCHASE OF GOLF COURSE EQUIPMENT THROUGH STATE PIGGYBACK PROGRAM

Mr. Hackman noted the letter from Mr. Taylor relating to this matter. He noted this is included in the Budget. Mr. Hackman moved and Mr. Stainthorpe seconded to approve purchase of Golf Course equipment through State Piggyback Program as outlined in the letter from Mr. Taylor dated 10/17/03. Motion carried with Mr. Fegley abstained.

APPROVAL OF DEVELOPMENT AGREEMENT, GRANT OF EASEMENT FOR SANITARY SEWER, AND GRANT OF SANITARY SEWER EASEMENT WITHIN A WATER EASEMENT WITH K. HOVNANIAN FOR DEERBROOK VALLEY DAY SCHOOL SITE (MILL ROAD)

Mr. Stainthorpe moved, Mr. Hackman seconded and it was unanimously carried to approve the Development Agreement, Grant of Easement for Sanitary Sewer on Tax Parcel No. 20-34-20-2, and Grant of Sanitary Sewer Easement within a Water Easement on Tax Parcel No. 20-61-52 with K. Hovnanian for Deerbrook - Valley Day School Site (Mill Road). Mr. Garton noted both of these Tax Parcels are Township property.

Linens were signed following the meeting.

APPROVAL OF REQUEST OF THOMAS & JOSETTE TANCREDI

Mr. Garton stated there is a Subdivision Approval for the development where Mr. and Mrs. Tancredi reside which granted a certain amount of impervious surface. They are requesting additional square footage beyond the amount permitted in order to construct a pool and decking. Mr. Fedorchak stated this development is restricted to 3,277 square feet per lot. This property has 3,040 and they are asking that it go to 4,160 which is a 33% increase. He stated while ordinarily you can go to 18% for the developer and up to 21% for

the homeowner, this development had special restrictions because of engineering criteria related to the storm drainage system. This was done to make this development work.

Mr. Fazzalore noted the pool is pervious and suggested that they cut down on the decking. Mr. Tancredi stated they are not sure exactly how much decking they will put in. They would like to know what the Township will accept. Mr. Fazzalore stated he feels they need to reduce the proposed decking and come back with another proposal for review.

Mr. Hackman asked if this is a Zoning Ordinance matter, and Mr. Garton stated it is not because it is a Subdivision issue and therefore can be waived by the Board if they so desire. Mr. Tancredi noted his lot is double the size of the rest of the lots in the Subdivision. Mr. Fazzalore stated the development was planned as a whole - not for this one property only. Mr. Hackman stated he personally does not have a problem with the request. Mr. Tancredi stated he does not have a problem reducing the decking but he needs to know by how much.

Mr. Williams stated while it may not matter for this one lot, the effect would be cumulative if more people came in wanting to make a change. He noted he is not familiar with this particular lot. Mr. Fazzalore suggested that the Township engineer go out to the property and report back to the Board.

Mr. Hackman moved and Mr. Stainthorpe seconded to approve the request of Thomas & Josette Tancredi for approval of an increase in the amount of impervious surface to construct a pool and decking at 128 Mountain Oaks Road provided the Township engineer looks at the property and confirms that it will not create a problem. Motion carried with Mr. Fegley opposed.

GRANT EXTENSION OF TIME FOR BOXWOOD FARMS

Mr. Stainthorpe moved, Mr. Fazzalore seconded and it was unanimously carried to grant an extension of time for Boxwood Farms (Oxford Valley Road) until 1/30/04.

GRANT EXTENSION OF TIME FOR LIBERTY PROPERTY LIMITED PARTNERSHIP

Mr. Stainthorpe moved, Mr. Fazzalore seconded and it was unanimously carried to grant an extension of time for Liberty Property Limited Partnership (777 Township Line Road) until 1/24/04.

ZONING HEARING BOARD MATTERS

It was agreed to oppose the Mark Gallagher, 1902 Sylvan Terrace, Variance request from impervious surface requirements to construct an addition unless they get the amount to 1% or under.

It was agreed to impose normal conditions on the Joseph Pryor, 21 Glen Drive, Variance request from lot area and yard requirements, natural resource protection, and floodplain Ordinances to construct an addition encroaching into the setback.

It was requested that the Board be provided additional information with regard to the Andrew and Sharyn Heubeck, 4 Effingham Road, Variance request to the impervious surface requirements to permit construction of an addition.

It was agreed to leave to the Zoning Hearing Board the Sean and Jennifer Wagner, 564 Countess Drive, Variance request to lot area and yard requirements and impervious surface requirements to construct an addition encroaching into the rear yard setback.

SUPERVISORS' REPORTS

Mrs. Godshalk stated the draft Budgets have come in and it does not appear that there will be a tax increase. Mr. Fazzalore stated he feels it premature to indicate there will not be a tax increase since they have not yet held Budget sessions. Mrs. Godshalk reported on a successful Elm Lowne Fundraising event. She also thanked the children from Makefield School who held another walk for the 9-11 Memorial and raised \$1,035.

Mr. Fazzalore stated the Cable Contract is coming up for renewal. They did discuss this at the Cable TV Advisory Board meeting, and they will be coming to the Board of Supervisors with recommendations. He also reported that there will be a Pension Committee meeting next week.

Mr. Hackman stated the last hole at the Golf Course will be seeded tomorrow, and they will then work on the practice area.

APPOINTMENTS

Mr. Fazzalore moved, Mr. Stainthorpe seconded and it was unanimously carried to appoint Chris McLean to the Non-Uniformed Pension Committee.

There being no further business, the meeting was adjourned at 10:45 p.m.

Respectfully Submitted,

Frank Fazzalore, Secretary



Township of Lower Makefield

BOARD OF SUPERVISORS

Grace M. Godshalk, Chairman
Wesley W. Hackman, Vice-Chairman
Frank J. Fazzalore, Secretary/Treasurer
Scott I. Fegley, Supervisor
Pete Stainthorpe, Supervisor

OCTOBER 2003 WARRANT LISTS AND SEPTEMBER 2003 PAYROLL COSTS FOR APPROVAL OCTOBER 20, 2003 BOARD OF SUPERVISORS MEETING

10/06/03 Warrant List	\$ 1,070,362.40	
10/03 Manual Checks	835,607.32	
10/20/03 Warrant List	1,460,962.11	
Total Warrants & Prepays		3,366,931.83
<u>PAYROLL COSTS:</u>		
September 2003 Payroll	317,618.40	
09/03 Payroll Taxes, etc.	23,880.43	
Total Payroll Costs		<u>341,498.83</u>
TOTAL TO BE APPROVED		<u>\$ 3,708,430.66</u>

