

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES - MAY 1, 2000

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on May 1, 2000. Chairman Hackman called the meeting to order at 7:30 p.m. noting that the Board had been meeting in Executive Session since 6:30 p.m. to discuss legal and personnel matters.

Those Present:

Board of Supervisors:

Wesley Hackman, Chairman
Frank Fazzalore, Vice Chairman
Scott Fegley, Secretary/Treasurer
Fred Allan, Member
Grace Godshalk, Member

Others:

Terry Fedorchak, Township Manager
Jeffrey Garton, Township Solicitor
Jan Gouza, Township Engineer
Joseph Bainbridge, Acting Chief of Police

PUBLIC COMMENT

There was no public comment at this time.

EAGLE SCOUT PROCLAMATIONS

Mr. John Mellon and Mr. Charles Spencer were present to accept the Proclamations as read by Mr. Hackman.

APPROVAL OF MINUTES

Mr. Fazzalore moved and Mr. Allan seconded to approve the Minutes of April 12, 2000 as written. Motion carried with Mr. Fegley and Mrs. Godshalk abstaining.

Mrs. Godshalk moved, Mr. Fegley seconded and it was unanimously carried to approve the Minutes of April 17, 2000 as written.

PRESENTATION OF DESIGN PLANS FOR NORTH PARK AND MOTION TO APPROVE CONCEPT PLAN D

Ms. Marybeth Carter of March Associates was present with Mr. David Fritchey, Chairman, of the Park & Recreation Board. Mr. Hackman stated for some years the Township has been trying to put together a plan for North Park. The Park & Recreation Board has reviewed the concept plans and selected one to recommend for approval by the Board of Supervisors. The Board of Supervisors will have an opportunity to review the plans this evening.

Mr. Fazzalore stated since there is no money available to develop the Park, he questions why they are reviewing these plans this evening. Mr. Hackman stated he feels they should review the Plans at this time. Mr. Fegley stated during the next Budget cycle, the Board may be able to set aside some funds to begin the development of the Park. The approval of a Master Plan will also let the residents in the area know what is proposed.

Mr. Fazzalore stated he is concerned with approving a Plan at this time when there are not funds available since a future Board may not want to proceed with the Plans approved by the current Board.

Mr. Fritchey stated the planning process has been going on for some time since the Township decided approximately ten years ago that it would be necessary to have a Park in the northern end of the Township at some time. The parcel being discussed was purchased in 1995. Last year the Board of Supervisors authorized the Park & Recreation Board to proceed with a recommendation on a Concept Plan and agreed to spend money to hire professional planners. Ms. Carter's group worked with the Park & Recreation Board and residents in the area. Three conceptual plans were presented; and after review and input from all involved, Concept Plan D was prepared and recommended for approval by the Board of Supervisors. Mr. Fritchey stated they are not considering spending any funds at this time, and they are only asking the Board of Supervisors to accept the Concept Plan recommended by the Park & Recreation Board.

Ms. Carter stated Jay Cosentino and Jennifer Stark worked with her and her associates from March Associates on the plans. She added this has been a community-participation project. She stated they presented three different concepts and then took the feedback received and brought this into the fourth Concept Plan - Plan D which is being recommended by the Park & Recreation Board.

Ms. Kate Jon Alder from March Associates reviewed the site itself showing the site plan and pictures of existing features. She reviewed the components proposed in Schemes A, B, and C. She noted after hearing comments regarding the three plans, Scheme D was drawn which is the Plan recommended by the Park & Recreation Board. Scheme D is a composite which took the best ideas from all three schemes. She stated a loop road is proposed along with a wildflower meadow and community gardens. The farm structures will be retained. There are three main parking areas each with a drop-off loop. Ms. Alder reviewed the various recreation sites proposed including basketball courts, soccer fields, a roller hockey facility, a multi-purpose field, softball fields, tennis courts, volleyball, and a children's play area. Two pond areas are proposed with a boardwalk going to the measured walking trail. There is a road going to the "chimney" area which has picnic and recreation facilities. They have proposed buffering from the local residents. The buffering along Woodside Road is broken so that they can screen out the recreation areas, but open up the area for viewing of the more open sections of the Park. There is a stub road proposed to the adjoining development in the "chimney" area which will provide for emergency and pedestrian access.

Mr. Fegley commended Ms. Carter and her team for their exceptional work coming up with three very different plans and then coming up with a fourth composite plan. He stated he feels this will result in an exceptional Park for Lower Makefield. Mr. Fegley also commended the residents for giving their time and effort.

Mr. Fegley moved to approve Scheme D.

Mr. Fazzalore stated he is impressed with what they have showed and hopes they will be able to find the funds to develop the Park.

Mrs. Godshalk stated she is in favor of the roadway and parking proposed so that they do not have to back out of the parking spaces into the roadway as they do at Macclesfield Park. She stated she feels the Township needs another active area for children similar to Kids Kingdom in this Park. Mrs. Godshalk stated she is pleased to see that the hedgerows will be maintained.

Mr. Allan commended the group for working on this project.

Mr. Hackman thanked the Park & Recreation Board, Ms. Carter, and the residents for their work on this project. He stated initially they considered a 50/50 mix of active and passive recreation, and Ms. Carter has estimated that Concept Plan D is actually only 1/3 active and 2/3 passive. He stated they have a number of sports organizations which are in dire need of additional facilities. He stated he feels a successful park is a park that is used and feels they should plan for additional fields in this Park for the youngest members of the athletic organizations. He stated the organizations currently have programs for children as young as four, and he would like to see T-ball and additional mini soccer fields added to the Plan. He stated this will help then free up the other Township facilities for use by the older children.

Mrs. Godshalk noted there is a mini field at Edgewood Park. She stated there are areas at North Park which could be used for mini fields without being marked. Mrs. Godshalk stated she is concerned with taking away from the open feeling. She stated there are already two sports complexes, and there is additional land owned by the Township which could be used for active uses. She would like to see this Park remain open, although she would not be opposed to soccer fields since they do not involve any permanent obstructions.

Mr. Hackman stated the initial idea was this Park would be 50 percent active and 50 percent passive, and it is now being shown as 70 percent passive.

Mr. Fegley stated he feels people will use this Park even if there is less organized active recreation and this Park will be used just as heavily as Macclesfield Park although it will be used for different reasons. He feels the compromise plan has achieved the original purpose.

Mr. Allan stated it appears they will have to do a significant amount of planting to achieve the look they are showing on Composite D. Mr. Fritchey stated they are considering a subscription program such that individuals could donate trees.

Mrs. Godshalk suggested this property be put on the upcoming Road Tour.

Mrs. Godshalk seconded Mr. Fegley's motion subject to including a Kids Kingdom area and additional playing fields provided they are below the Transcontinental pipeline. No vote was taken on this Motion.

Ms. Gail Ross stated she would be concerned with doubling the number of soccer fields since this would then double the need for parking for these uses. She would be in favor of Plan D as it is currently shown.

Mr. Steve Mosley stated on Saturday he attended his son's game at Macclesfield Park and it was the only game being played at that time in the Park. Mr. Allan stated this then provides a well-deserved rest for the rest of the playing fields so that they can recover from heavy use. Mr. Mosley stated he is concerned with adding additional things to the Plan at this point since so much time has already been spent on the Plan.

Mr. Fegley moved to approve Scheme D with the inclusion of some additional playing fields provided they are below the Transcontinental pipeline. Mrs. Godshalk seconded with the addition of a Kids Kingdom type playing area in the Park. No vote was taken on this Motion.

Mr. Ron Smith from YMS stated he is happy with the Plan as it is currently proposed even without additional fields. He noted there is tremendous use at Macclesfield Park in the fall and if they do not add additional fields somewhere in the Township it is going to create problems. He noted some of the fields at Macclesfield Park are currently closed since they are trying to correct the wear and tear on the fields.

Mr. Jim Tragone stated there are only four fields being used by YMS at Macclesfield Park at this time and no regular travel games are scheduled for Saturdays which is why they was not much use on the day noted by Mr. Mosley at Macclesfield Park. Mr. Tragone noted there are problems with parking at Edgewood Park as well as the direction they must play in order to accommodate the Pee-Wee Program.

Mr. Smith stated there are also safety concerns when baseball and soccer are played at the same time at Macclesfield Park.

Mr. Hackman stated at this point in time the only area they are considering for development in the Township is North Park. Mr. Fegley stated they are exploring other options which could come to fruition in the future. Mrs. Godshalk noted there is also additional property across the street from the Municipal Complex which is owned by the Township.

Mr. Smith stated YMS has had to use land adjacent to Pennsbury Manor to accommodate the needs of Lower Makefield Township residents.

Ms. Lisa Mishler from 1935 Woodside Road asked if the need for soccer fields is more important than the need for a roller hockey facility. Mr. Hackman stated roller hockey is very popular, and there are currently no facilities for this in the Township. Ms. Mishler asked if it would be possible to move the roller hockey facility to the upper area of North Park since the noise from this use will impact her property across the street. Mr. Fegley stated he does not feel this is a good use adjacent to the passive uses proposed in the north part of the tract. Ms. Mishler indicated this is why she wants it moved away from her property. Ms. Carter stated they could berm this area. She added there is 220 feet between the corner of the roller hockey court and Woodside Road. It is approximately 1,000 feet from the corner of Woodside Road to the driveway of the Park.

Mr. Thomas Minehart stated he feels the Township is doing what they can for the community but if they looked at what happened with the Community Center, they may not be recognizing what the residents really want. Mr. Minehart stated he feels the school properties are not being used as much as they could. He feels the area residents would like

to see this Park left as a natural park. He stated they are showing the area which has the most slope being used for flat fields and the basketball court is being shown on the highpoint which will send the sound down to all the residents below. He does feel the Composite Plan is the best plan if they must choose a plan except for the roller hockey location. He would also like to see a comment made on the Plan that they will have no lights or fences. He would like to see the basketball court and baseball field reversed.

Mr. Marty Frapolli stated his back yard backs up to Woodside Road. He stated many of the other area residents have been given isolation from this Park, but Woodside Road is being effected by the roller hockey court. He stated a long-term vision by the Board should include the 150 acre parcel already owned by the Township which borders I-95 where playing fields could be placed without disturbing any residents.

Mr. Fegley stated he feels the Board of Supervisors has demonstrated more long-term vision in terms of open space than any other area municipality.

Mr. Fazzalore stated the parcel under discussion was purchased by the Board specifically as a north end Park, and it was always agreed that it would include active and passive recreation. He stated Mr. Frapolli is referring to the Patterson Farm, and there are a number of restrictions on that property. They also wanted to have an open farm when driving into the Township although this may change in the future.

Mr. Fegley asked if it would be possible to re-orient the roller hockey court and make it close to the parking. Ms. Carter stated this does appear to be possible although there is an orientation issue with all playing fields. She stated they could also effectively buffer this portion of the tract with berms and landscaping.

Ms. Sally Conlon stated there was originally discussion about a petting zoo and asked if this is still being consider, and it was noted it is not.

Mr. Cosentino stated they could switch the location of the roller hockey area with the soccer fields. Ms. Carter added when you move into schematics you can add or re-locate various activities.

The woman who resides at 1930 Woodside Road asked if storm drainage has been considered with this additional construction, and Mr. Fegley stated this would be addressed in the engineering of the plan.

Ms. Marie McGowan stated she has visited most of the Township Parks and there are only two bocce courts in the Township. She suggested the Board look at these on the Road Tour.

Mr. Ross asked if there is a way an easement could be placed which would prohibit lights. Mr. Hackman stated none of the current Board members anticipate lights at this Park.

Mr. Hackman stated he agrees with Mr. Minehart that basketball can get noisy and feels they should reconsider the basketball courts when they get to that point.

Mr. Fegley moved and Mrs. Godshalk to approve Concept Plan D subject to possible reorientation of playing fields but without a change in the number of playing fields and with the addition of a Kids Land. Motion carried with Mr. Hackman opposed.

Mr. Fegley asked that the Solicitor clarify whether they can place an easement that would prohibit lights.

APPROVAL OF AWARDING BID FOR UNIFORM RENTAL AND PURCHASE

Mr. Fazzalore moved, Mr. Fegley seconded and it was unanimously carried to approve awarding bid for uniform rental and purchase to Clemens Uniform.

APPROVAL OF BUCKS COUNTY CONSORTIUM 2000 FUEL BID

Mr. Allan moved, Mrs. Godshalk seconded and it was unanimously carried to approve Bucks County Consortium 2000 Fuel Bid.

AWARD BID TO SUPPLY TWO ALUMINUM DUMP BODIES, TWO STAINLESS TAIL GATE SPREADERS, AND TWO REVERSIBLE SNOW PLOWS

Mr. Coyne was present. Mr. Hackman noted Mr. Coyne's memo to the Board of Supervisors regarding this bid. Most of this expense will be covered by the Budget and Mr. Coyne is under budget in some other areas. Mr. Fazzalore stated he is concerned that they will need those funds for other purposes in December. He is concerned with taking money out of an operating account. Mr. Taylor was present and stated there is money available in Liquid Fuels. Mr. Fazzalore asked that they take it out of this account rather than the operating account.

Mr. Fegley moved, Mr. Allan seconded and it was unanimously carried to award the bid to supply two aluminum dump bodies, two stainless tail gate spreaders, and two reversible snow plows to Municipal Supply at a total cost of \$55,014 with funds to come from Liquid Fuels.

APPROVAL OF RESOLUTION NO. 1057 APPROVING INSTALLATION OF FLASHING WARNING DEVICES AT ST. JOHN THE EVANGELIST SCHOOL ON BID OAK ROAD

Mr. Fazzalore moved, Mr. Allan seconded and it was unanimously carried to approve Resolution No. 1057.

APPROVE ADDITIONS TO THE ROELOFS PARK CONCESSION BUILDING

Mr. Gouza noted his memo to the Board of Supervisors outlines four proposed additions. They are recommending the installation of gutter guards on the front of the building because of the building's location in a wooded area. This would cost \$475. The second request is to install one electric powered hand dryer in each restroom in order to eliminate the use of towels which will cut down on clutter and maintenance responsibilities. The third item is painting the floor with an epoxy, non-skid paint after power washing. This will cost \$1,975. With regard to the fourth request, Mr. Gouza noted the original contract called for the contractor to grade, seed, and stabilize the area disturbed around the

building. It has been recommended that this area be sodded along the front and two sides. The general contractor has indicated this would cost \$1300. Mr. Gouza noted Ms. Liney obtained a price from Marrazzo's and their cost would be \$1160.

Mr. Fazzalore questioned how these additions would be funded, and Mr. Taylor stated the construction of the building is coming from Fee-In-Lieu. He noted the expenses are on Budget so far, but revenues are not. The intention is to take these additional amounts from Fee-In-Lieu.

Mr. Allan moved, Mrs. Godshalk seconded and it was unanimously carried to approve Items 1, 2, and 3 from Mr. Gouza's memo and add the Marrazzo bid at \$1,160.

ESTABLISH DATE FOR DEDICATION OF ROELOFS PARK CONCESSION BUILDING

Mr. Gouza stated he understands the proposed date is May 15, and the contractor has assured him that they will be finished by that time. After discussion it was agreed to hold the Dedication on Monday, May 15 at 5:45 p.m.

POOL UPDATE

Mr. Gouza stated the heaters have been delivered and are in place. The piping for three of the four heaters are connected, and the electrician is finishing up his responsibilities. PECO started today running the line in from Edgewood Road. Mr. Hackman asked about sod, and Mr. Gouza stated they have started to re-sod, and everything that was disturbed will be re-sodded.

DISCUSSION OF MACCLESFIELD PARK WATER LINE LEAK

Mr. Fedorchak stated they **turned** on the water at Macclesfield Park, and the water bill for one month was running twice as much as it should. He stated they obviously have a leak or leaks. The line was installed over a decade ago, and there are no As-Builts for the line so they are not certain where the line really is. There has also been construction in the area recently. They have discussed the matter with a number of contractors on a time and materials basis, and they could spend a significant amount of money finding and fixing the leaks. Installation of a new water line would cost approximately \$15,000. In the interim, they have turned the water off but will turn it back on when there is a need.

Mr. Fegley moved and Mr. Fazzalore seconded to authorize Mr. Gouza to prepare a spec to install a new water line and put it out to bid.

Mr. Gouza stated he would recommend installation of a copper line rather than the plastic that was installed.

Motion to approve carried unanimously.

purchased the property to accommodate Mr. Torongo. This was never clarified to the purchasers. When they settled on the plan, Mr. Torongo asked them about his ground on the other side of the stream. He asked if they would approach the Township to get this ground for Mr. Torongo. They went to the Planning Commission who asked that PCS review this and the plans were submitted to PCS. Mr. Stadulis indicated to Mr. Torongo that he did not feel he could take back ground from the Township after it had already been dedicated as open space. Mr. Stadulis stated Realen cannot shave off this ground and give it to Mr. Torongo without having a deficit in open space.

Mr. Fazzalore stated he feels Mr. Dwyer knew about this agreement with Mr. Torongo when the plans were approved. Mr. Stadulis stated they did not know there was an agreement between Mr. Torongo and Mr. Whitmont. They found out at settlement that there had been a "handshake" agreement.

Mr. Fegley stated he did not feel the Township should do anything at this time in point.

No Board action was taken on this matter this evening.

DISCUSSION AND TABLING OF WINTERFIELD DEDICATION

Mr. Garton stated the staff has recommended approval of dedication of Winterfield. Mr. Fegley moved and Mr. Allan seconded to accept dedication of Winterfield.

Mrs. Godshalk expressed concern with the barricade situation. Mr. Allan stated in the report it indicated the current owner of Lot #1 has plantings in the sanitary sewer easement which have not been removed. Mr. Garton suggested the matter be tabled until these matters are resolved.

Mr. Fazzalore moved, Mr. Fegley seconded and it was unanimously carried to table the dedication of Winterfield.

APPROVAL OF KAPETANOVIC DEVELOPMENT AGREEMENT

Mr. Fazzalore moved, Mr. Allan seconded and it was unanimously carried to approve the Kapetanovic Development Agreement.

SUPERVISORS' REPORTS

Mrs. Godshalk stated she was recently traveling west on Edgewood Road in front of the Harris property where there is a curve and almost involved in a head-on collision as the driver in the east came into her lane. She discussed this matter with Mr. Fedorchak who suggested she bring this matter up at the Board meeting. Mr. Gouza and Acting Chief Bainbridge agreed to look into this situation.

Mr. Fazzalore noted a condition on Taylorsville Road onto Woodside Road where a line needs re-painting. Mr. Gouza and Acting Chief Bainbridge agreed to look into this matter.

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Mrs. Godshalk noted the Library employees have advised her that there is a problem at the new exit from the pool/library area where there are two lanes **out and people in the right-hand lane** are trying to make a left in front of those in the left-hand lane. **Acting Chief Bainbridge** stated the area is well signed and people are simply not looking at the signs. Mrs. Godshalk stated she feels they need an overhead light at this location.

DISCUSSION OF DATE FOR SPRING ROAD TOUR

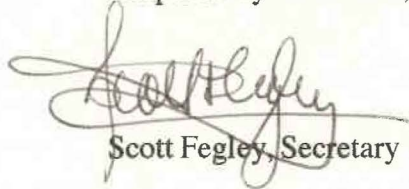
Mr. Hackman stated the original date conflicted with Mr. Coyne's schedule but he is not in favor of any of the dates Mr. Coyne has suggested. June 6 or June 7 were suggested, and Mr. Fedorchak agreed to review these dates with Mr. Coyne.

MEMORIAL DAY PARADE

Mr. Hackman asked that those interested in participating in the Memorial Day Parade on Monday, May 29 at 11:00 a.m. advise the Township Manager's secretary.

There being no further business, the meeting was adjourned at 10:15 p.m.

Respectfully Submitted,



Scott Fegley, Secretary

