

BOARD OF SUPERVISORS  
OCTOBER 16, 2000  
7:30 P.M.

The regular public meeting of the Lower Makefield Township Board of Supervisors was called to order by the Chairman at 7:40 p.m. Mr. Hackman announced that the Board had been meeting in Executive Session discussing personnel and legal matters.

Supervisors Present: Wesley Hackman, Chairman  
Frank Fazzalore, Vice Chairman  
Scott Fegley, Secretary/Treasurer  
Grace Godshalk, Supervisor  
Fred Allan, Supervisor

Others Present: Terry Fedorchak, Township Manager  
Jeffrey Garton, Township Solicitor  
Duke Doherty, Township Engineer

Mr. Hackman introduced Kenneth Coluzzi, Lower Makefield Township's new Chief of Police.

Mr. Hackman called for Public Comment from the audience. There was none.

#### BUCKS COUNTY TMA PRESENTATION

Mr. William Rickett was present from the Bucks County Transportation Management Association. Mr. Rickett explained that TMA is private, not for profit association organized in 1998. Presently fourteen Bucks County municipalities are paying members, and they are hoping to recruit the remaining fifty-four. The organization is working to find alternatives to alleviate the overburdened highways and to bring employees who do not have cars to jobs primarily in the \$5 to \$7 per hour range. They have organized shuttles from public transportation to key employers, van pools, park and rides and are continuing to look for innovative ways to transport people and reduce the number of vehicles on the roads.

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Mr. Hackman stated that a major concern in Lower Makefield Township is the Mercer Airport; and for that reason, the Township's position may be very different from TMA's.

Mr. Fegley stated that he had attended the first few meetings of this organization, and he feels the Township could benefit greatly by providing shuttle services for the local businesses.

Mr. Fazzalore asked if Township officials sit on the Board of TMA. Mr. Rickett said there are fourteen municipal members and, although they do not sit on the Board, they attend meetings and are active in providing information.

Mr. Allen stated that his vote would be "No" until he is told what TMA's position on the airport will be. Mr. Rickett replied that he did not think TMA would be getting involved with the airport.

Mrs. Godshalk stated that in her opinion the TMA system primarily appeals to the minimum wage-type employee, and Lower Makefield does not have the large employers or factories with the demand for minimum wage to \$7 per hour jobs who would benefit from the transportation service. She feels people would be unwilling to give up the flexibility of an automobile. Mrs. Godshalk asked Mr. Rickett if TMA had conducted surveys of employers to see if such a need existed. Mr. Rickett said they are speaking to employers and employees and gave the County Courthouse in Doylestown and Toll Brothers Morrisville location as examples.

Mr. Fazzalore moved that the Township join the Bucks County Transportation Management Association at a cost of \$2,508.30 effective January 1, 2001. Mr. Fegley seconded the motion. Mr. Hackman said this was a budget matter and should be considered at the budget session. Mr. Allan reiterated his position regarding transportation issues and the airport. The motion did not pass.

#### APPROVAL OF MINUTES OF OCTOBER 2, 2000

Mr. Fazzalore moved, Mr. Allan seconded, and the minutes from the meeting of October 2, 2000, were approved as written. Mr. Fazzalore requested that the tape be reviewed to clarify the statement made by Acting Chief Bainbridge regarding the use of Police Explorers and another alternative.

#### APPROVAL OF EDGEWOOD POINTE

Solicitor, Edward Murphy, and Engineer, James Tambourino, were present representing developer, Cam Troilo with the plan for a CVS to be located in Historic Edgewood Village. Mr. Garton presented background information on the site and the project, but Mr. Hackman stated this is a new plan and will be treated as a new submission.

Mr. Garton asked counsel for the developer if he would agree to the following conditions if the Board approves the plan:

1. Compliance with the comments set forth in the review letter from Pickering, Corts & Summerson dated October 5, 2000, except as otherwise modified by the approval;
2. Compliance with the September 8, 2000, review letter issued by CKS Engineers;
3. Receipt of all permits and approvals from any agencies having jurisdiction over such matters, including but not limited to Penn DOT, DEP and the Bucks County Conservation District, etc.;
4. Payment of the traffic impact fees required by the Lower Makefield Township Traffic Impact Fee Ordinance;
5. The deferral until Final Plan of the extent of improvements needed to be made to Mirror Lake Road as a result of the installation of the off-site storm sewer pipe in or along Mirror Lake Road by the Applicant. The issue to be whether the roadway needs to be remilled from the center line to the curb line along the entire area of the dig-up; and
6. The Applicant agrees to continue discussions with representatives of the Township to reach agreement on the aesthetics of the project with the understanding it is a condition of the approval that the aesthetics shall be mutually acceptable to both the Applicant and the Township.

Mr. Murphy said they would agree to those conditions.



Mr. Fazzalore asked Ann Langtry for the opinion of the Historical Commission. Mrs. Langtry stated that she had met with an ad hoc committee composed of Carter Van Dyke, the architect who will be drawing the guidelines for the village, Grace Godshalk, John Pazdera, Ed Murphy and Cam Troilo. Mr. Murphy and Mr. Troilo agreed to do their utmost to maintain the historical integrity of the village location. Mr. Van Dyke is preparing sketches.

Mr. Allan asked about the possibility of a land swap between the Township and Mr. Troilo. He was told that this has been considered, but the ordinance does not provide any practical way to effectuate such a swap.

David Miller, who owns the property across from the proposed CVS, said the Township Supervisors need to use creative thinking to make a land swap work.

Mrs. Godshalk moved to accept the plan with the waivers and conditions suggested by Mr. Garton along with repaving of Silver Lake Road, Mr. Hackman seconded the motion. Mrs. Langtry's opinion was asked. She stated that Mr. Troilo owns additional land on both ends of the district and is interested in preserving its historic character and will cooperate with the Supervisors and Historical Commission.

The motion to approve the preliminary plan for Edgewood Pointe carried unanimously.

In addition to the conditions which were imposed as a result of the approval, the Board of Supervisors also granted the following waivers:

1. A waiver was granted so that the slope in the stormwater detention basin may be 3:1 as opposed to 4:1 (SALDO, ss178-93(D)(6));
2. A waiver was granted to permit a drop of less than two inches (2") between the inlet and outlet pipe for elevations (SALDO, ss178-93(F)(5)(b));
3. A waiver was granted to permit the top of the storm drainage pipes to be less than six inches (6") below the subgrade elevation (SALDO, SS178(f)(#)(h)); and
4. A waiver was granted to permit the one-year, twenty-four (24) hour post-development storm to be detained and discharged over a period of less than twenty-four (24) hours (SALDO, SS178-93©(2)).

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EXTENSIONS OF TIME

Mr. Allan moved, Mr. Fazzalore seconded, and the motion carried unanimously to grant an extension of time to First Baptist Church of Newtown preliminary plan to February 6, 2001.

Mr. Allan moved, Mr. Fazzalore seconded, and the motion carried unanimously to grant an extension of time to Avellino's Tire/CVS Plaza revised plan to May 10, 2001.

HIRING SCHOOR DEPALMA TO APPLY FOR MACCLESFIELD PARK GRANT

Mr. Fedorchak stated that there is an area of approximately four acres in Macclesfield Park that was formerly used a storage site for industrial debris. The site is currently fenced off, and Mr. Fedorchak recommends the Township clean the area.

Mr. Fazzalore moved, Mr. Allan seconded, and the motion carried to hire Schoor Depalma to prepare a grant application for site remediation work at Macclesfield Park at a fee of \$1,000.

APPROVAL OF OCTOBER 2 AND 16, 2000, WARRANT LISTS AND SEPTEMBER PAYROLL

Mr. Fegley moved that the October 2 and 16, 2000, Warrant Lists and the September Payroll be approved as presented in the financial report. Mr. Fazzalore seconded, and the motion carried unanimously.

LINDENHURST ROAD/CAU

Mr. Garton stated that the Lindenhurst Road and CAU appeal were taken to hearing, and the hearing examiner stated that the point is now moot. Mr. Garton said it is his position that the point is not moot, and he has written to the examiner.

NEWTOWN OFFICE COMMONS

Mr. Garton stated that a meeting to discuss Newtown Office Commons and related traffic concerns will be held at PennDOT's King of Prussia office on Tuesday, October 24, 2000, 10:30 a.m.

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SUPERVISORS' REPORTS

Mr. Hackman reported that the Community Pool has just completed a very successful season. Revenues are up, memberships are up. The heaters were installed, and operating them has not proved to be overly costly.

The Golf Committee has interviewed four architects and will be ready to make a recommendation when the court decision is rendered.

Mr. Hackman is working with Ann Langtry on a newsletter. Articles should be submitted soon.

Mr. Fazzalore reported for the Sewer Authority that the assessment per homeowner for sewerage in the River Road/Robinson Place area worked out to be \$5926 which was little lower than anticipated.

Mr. Fegley reported that the Environmental Advisory Council had conducted a Community Involvement Day last Saturday. Nine community members participated in water sampling in Brock Creek, and all felt the program was interesting and productive. The EAC is planning a much larger event for Earth Day in April.

Mr. Fazzalore stated that pension funds are in good shape even with the slight decline in the economy.

Mr. Allan stated the Planning Commission continues to work diligently to make thoughtful recommendations to the Board of Supervisors.

There is a Budget Meeting Thursday, October 18, at 8 a.m.

Mr. Hackman requested Mr. Fedorchak get dates for the Board to consider for the Fall Road Tour

Mr. Allan requested increased police patrols for Halloween. He has already had eggs thrown at his house.

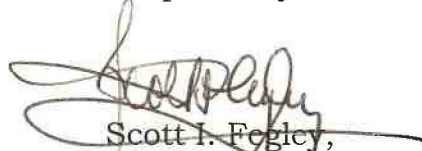
Mr. Fazzalore moved to appoint Angie Mancuso to the Park & Recreation Board. Grace Godshalk seconded. The motion carried with Mr. Fegley abstaining since he was not present for the interview.

Grace Godshalk moved to reappoint Richard Shepherd to the Historical Commission. Mr. Allan seconded, and the motion carried.

Mr. Hackman stated the Board still needs to make appointments on the Zoning Hearing Board and Cable TV Advisory Council.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

  
Scott I. Fegley,  
Secretary/Treasurer







# Township of Lower Makefield

**OCTOBER, 2000 WARRANT LISTS AND  
SEPTEMBER 2000 PAYROLL COSTS FOR APPROVAL  
@ OCTOBER 16, 2000 BOARD OF SUPERVISORS MEETING**

10/02/00 Warrant List	\$ 455,539.33	
10/00 Prepaid Expenditures	72,835.28	
10/16/00 Warrant List	744,533.85	
Total Warrants & Prepays		1,272,908.46
<u>PAYROLL COSTS:</u>		
September, 2000 Payroll	397,637.21	
09/00 Payroll Taxes, etc.	30,419.26	
Total Payroll Costs		<u>428,056.47</u>
TOTAL TO BE APPROVED		\$ <u><u>1,700,964.93</u></u>

