

LOWER MAKEFIELD TOWNSHIP
BOARD OF SUPERVISORS
November 19, 2025
7:30 pm

To view the meeting in real time you can watch it on the Cable Channels:

Comcast Channel 22
Verizon Channel 2120

You can also view the meeting in the following formats but there will be a slight delay.

Facebook: <https://www.facebook.com/LowerMakefieldTownship/>
YouTube: <https://www.youtube.com/channel/UCOq0e9VmBEZppWBFJbI9uAA>
Website: www.lmt.org

Public Comment will be available by phone when the chair calls for public comment. You can dial in by following these easy steps.

- 1.) Dial **646-876-9923**
- 2.) Enter meeting ID **267 274 1100#** when prompted
- 3.) Click # when prompted to enter the participant ID
- 4.) You are now in the meeting, please wait to speak with the moderator

PUBLIC COMMENT ON AGENDA ITEMS WILL BE TAKEN AS EACH ITEM IS DISCUSSED

1. CALL TO ORDER – Daniel R. Grenier, Chair
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. COMMUNITY ANNOUNCEMENT
 - a. Reminder—During this portion of the agenda, residents and youth organizations may call in to make a special announcement or contact the township at admin@lmt.org to request a special announcement be added to the agenda.
 - b. Reminder that the 2025-26 Deer hunting season has started. All areas being hunted are properly posted. If you have any questions or concerns, you can reach out to the Township at admin@lmt.org.
 - c. The Lower Makefield Township Police Department invites you to apply for our Citizens Police Academy. A free, interactive program for LMT residents ages 18 and older that gives community members a hands-on look at modern policing in Lower Makefield Township. For more information and how to apply visit the following link: <https://www.facebook.com/share/p/1BtCczEZkb/>.
5. PUBLIC COMMENT ON NON-AGENDA ITEMS
6. PRESENTATION FROM STRATEGIC SOLUTIONS re: PA DCED STRATEGIC MANAGEMENT PLANNING PROGRAM STEP 4 FINDINGS
7. PRESENTATION FROM HRG re: POTENTIAL STORMWATER UTILITY FEE

8. CONSENT AGENDA ITEMS
 - a. Approve the Minutes for the November 5, 2025 Meeting.
 - b. Approve the Minutes for the November 6, 2025 and November 10, 2025 Budget Workshops.
 - c. Approve Warrant List dated November 19, 2025 in the amount of \$1,442,576.56
 - d. Approve October 2025 Interfund Transfers.
 - e. Acknowledge receipt of a revised 2026 Minimum Municipal Obligation for the Lower Makefield Township Non-Uniformed Defined Benefit Pension Plan.
 - f. Acknowledge receipt of an Extension of Time for the Torbert Farm Subdivision until December 31, 2025.
9. COMMUNITY DEVELOPMENT
 - a. Consider the request for the Release of Financial Security #6 (Final) in the amount of \$82,613.50 for Regency South Carriage Homes—Phases 1.
 - b. Consider the request for the Release of Financial Security #5 (Final) in the amount of \$56,602.75 for Regency South Carriage Homes—Phases 2.
 - c. Consider the request for the Release of Financial Security #7 (Final) in the amount of \$177,838.25 for Regency South Carriage Homes—Phases 4 & 5.
10. ENGINEER'S REPORT
11. MANAGER'S REPORT
 - a. Consider Resolution #25-16 authorizing the submission of an application for a Statewide Local Share Grant in the amount of \$1,000,000.00 for rehabilitation work at the Garden of Reflection 9/11 Memorial.
 - b. Discussion regarding process and potential action to authorize the filing of a petition to the Bucks County Court of Common Pleas to request authorization to exceed the statutory limit on general purpose millage rate consistent with Section 3205(a)(1) of the Second-Class Township Code
 - c. Discussion regarding the permissibility of the potential for the sale of Makefield Highland Golf Course
 - d. Discussion regarding potential for Township action to compel countywide reassessment
 - e. Project Update re: SR332/Stony Hill Road/Township Line Road/Edgewood Village Area Planning and Economic Development Study
 - f. Presentation of the proposed 2026 Fiscal Budget
 - Consider establishing 2026 pool membership rates, a maximum resident family cap, and authorizing a pre-season discount period for pool memberships.
 - Decisions re: Proposed Capital Project
 - Consider authorizing advertisement of the required Public Notice.
12. PUBLIC WORKS
 - a. Highland Drive Drainage Improvements Project
 - Consider Change Order #1 for Additional Streambank Clearing and Armoring at a total cost of \$31,078.00.
 - Consider Change Order #2 re: Proposed Modifications to Pavement Restoration at an additional cost of \$16,767.30.
 - b. 2025 Road Program Update
 - c. Cardinal Drive Pickleball Court Project
 - Consider Payment Application #3 in the amount of \$78,719.48.
 - Consider Payment Application #4 (Change Order #1) in the amount of \$8,827.87.
 - Consider Payment Application #5 (Change Order #2) in the amount of \$48,816.16.

13. SOLICITOR'S REPORT
 - a. Consider authorizing Deed of Easement and Extinguishment of Existing Easement for the Wright Subdivision.
14. SUPERVISORS' REPORTS
 - Daniel R. Grenier – Board of Auditors; Emergency Management; Planning Commission; Stormwater Management Committee
 - John B. Lewis – Disability Advisory Committee; Environmental Advisory Council; Human Relations Commission; Veterans Committee
 - Matthew Ross – Farmland; Historical Architectural Review Board; Historical Commission; Patterson Farm Master Plan Implementation Committee
 - James McCartney – Citizens Traffic Commission; Electricity Reliability Committee; Golf; Park & Recreation Board
 - Suzanne S. Blundi – Electronic Media Advisory Committee; Trenton Mercer Airport Review Panel; Zoning Hearing Board
15. OTHER BUSINESS
 - a. Boards and Commissions Reorganization
16. APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS
17. ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS IF NEEDED
18. ADJOURNMENT

For the most up-to-date Township information, you can follow us on social media by using these clickable links:

