

LOWER MAKEFIELD TOWNSHIP
BOARD OF SUPERVISORS
January 21, 2026
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 – Matthew Ross, 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 is ongoing. 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 Yardley Farmers Market will be at the Community Center, 1550 Oxford Valley Road Yardley, PA 19067 the first and third Saturdays of every month until April 2026 from 9:00 am to 12:00 pm.
 - d. 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/>.
 - e. Lower Makefield Township Police will be hosting a Coffee with a Cop Event on Thursday, January 22, 2026, from 9:00am to 11:00am at Paris Baguette, 939 Vansant Drive, Yardley, PA 19067.

- f. Lower Makefield Township will be hosting an American Red Cross Blood Drive on Friday, January 30, 2026, from 12:00pm to 5:00pm in the main meeting room at the Lower Makefield Township Building, 1100 Edgewood Road Yardley, PA 19067. To sign up or get more information log on to RedCrossBlood.org and enter Sponsor Code: LowerMakefield.
- g. The Kiwanis Club Washington Crossing-Yardley invites the public to an exciting evening of Bag Bingo on February 13, 2026 at St. Ignatius Church in Yardley, Pennsylvania. Doors open at 6:30pm and bingo starts at 7:30pm. The event will feature twelve thrilling rounds of bingo where players have the opportunity to win luxury designer handbags. All proceeds from the event will go towards helping underserved families and children in our community. Additional information and registration details can be found on the Kiwanis Club Washington Crossing-Yardley website at <https://washingtoncrossingyardleykiwanis.org>.
- h. The Environmental Advisory Council will be hosting a free Valentine's Day Lecture by Michael Weilbacher called Naughty by Nature on Saturday, February 14, 2026 from 10:00 am to 11:00 am in the main meeting room at the Township building, 1100 Edgewood Road Yardley, PA 19067.

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

6. INTERVIEWS FOR BOARDS AND COMMISSIONS

- a. 9/11 25th Year Remembrance Committee
 - Dan Powell
 - John Hughes
 - Frances Thompson
- b. Zoning Hearing Board
 - James McCartney

7. CONSENT AGENDA ITEMS

- a. Approve the Minutes for the December 17, 2025 Meeting.
- b. Approve the Minutes for the January 5, 2026 Meeting.
- c. Approve Warrant List dated January 7, 2026 in the amount of \$2,031,878.88.
- d. Approve Warrant List dated January 21, 2026 in the amount of \$323,312.00.
- e. Approve Pay Application #2 (Final) to Landis/Bonfitto Mechanical in the amount of \$27,399.94 for the replacement of the Police A/C Unit
- f. Approve Payment Application #2 to Traffic Lines, Inc. in the amount of \$5,953.60 for the 2025 Roadway Line Striping and Pavement Markings Project.
- g. Approve Payment Application #2 (Final) to Sargent Enterprises, Inc. in the amount of \$3,592.50 for the Patterson Farm Asbestos Abatement Project.
- h. Approve payment #1 (Final) to Armour & Sons Electric, Inc. for the prior authorized 2025 Street Light Repairs and Maintenance work in the amount of \$30,260.46.
- i. Acknowledge extension of time for Torbert Farm Subdivision (Plan #692) until March 31, 2026.
- j. 2025 Floodplain Management Activities Progress Report.

8. ENGINEER'S REPORT

- a. Continued discussion on and potential approval of a Stormwater Utility Fee Credit Policy

9. MANAGER'S REPORT

- a. Discussion regarding Stormwater Utility Fee Billing and Payment Collection
- b. Project Update—Taylorsville Road Pedestrian (Sidewalk and Drainage) Project

10. PARK & RECREATION
 - a. Approval of the 2026 Turf Management Program through Integrated Turf Management (COSTARS Contract #029-E22-099) as budgeted in the Parks and Recreation Fund.
11. POLICE
 - a. December 2025 & Year End 2025 Reports
12. PUBLIC WORKS
 - a. Project Update—Highland Drive Drainage Improvements Project
 - b. Big Oak Road (SR 2024) and Makefield Road Intersection Improvement Project—Consider authorizing release of the bid
 - c. Taylorsville Road Trail Crossing Project—Consider authorizing release of the bid
 - d. Consider execution of the Engineering, Bidding, and Construction Management/Inspection Services proposal relating to the 2026 Road Program from Pennoni Engineering in the estimated amount of \$58,275.00. (Proposal Phases 1, 2, 3 are lump sum amounts and phases 4, 5, 6 are estimated cost that shall be billed at T&M rates. Pennoni will not exceed the estimated cost of phases 4, 5, 6 without the Township approval.)
 - e. Consider execution of the Professional Engineer Services proposal relating to a Three-Year Road Improvement Planning Project from Pennoni Engineering in the estimated amount of \$9,460.00. (Work shall be billed at a T&M basis and Pennoni shall not exceed the estimated cost without the Township approval.)
13. SOLICITOR'S REPORT
 - a. Consider authorizing execution of the Form of Consent to Assignment relating to the Golf Management Agreement between the Township and Highlands Golf Course Management Company and Spirit Golf, LLC, as amended.
14. SUPERVISORS' REPORTS
 - Matt Ross – Board of Appeals; Disability Advisory Board; Environmental Advisory Council
 - John B. Lewis – Citizens Traffic Commission; Electricity Reliability Committee; Electronic Media Advisory Committee; Planning Commission
 - Colin Coyle – Farmland Preservation, Inc.; Historical Architectural Review Board; Historical Commission; Human Relations Commission; Patterson Farm Master Plan Implementation Committee
 - Judi Reiss – Golf; Park & Recreation Board; Seniors; Trenton Mercer Airport Review Panel
 - Daniel R. Grenier – Board of Auditors; Emergency Management; Stormwater Management Committee; Zoning Hearing Board
15. DISCUSSION ITEMS
16. OTHER BUSINESS
17. APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS
18. ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS IF NEEDED
19. ADJOURNMENT

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