

LOWER MAKEFIELD TOWNSHIP  
BOARD OF SUPERVISORS  
February 18, 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](http://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](mailto:admin@lmt.org) to request a special announcement be added to the agenda.
  - b. 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.
  - c. In partnership with the Trenton Area Soup Kitchen (TASK), Lower Makefield Township Office will be collecting donations to assemble hygiene bags for adults, children, and females throughout the month of February and will be delivered in Early March. For more information or to view the list of donations needed please visit the following link:  
<https://www.facebook.com/share/p/17GPQAF6ga/>
  - 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 will be hosting a Red Cross Blood Drive on Friday, March 27, 2026 from 12:00pm to 5:00 pm in the main meeting room at the Township building - 1100

Edgewood Road Yardley, PA 19067. To register, please visit [redcrossblood.org](http://redcrossblood.org) and enter the sponsor code LowerMakefield.

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

6. 2025 ENVIRONMENTAL STEWARDSHIP AWARD – YARDLEY REFILLERY

7. CONSENT AGENDA ITEMS

- a. Approve the Minutes for the February 4, 2026 Meeting.
- b. Approve Warrant List dated February 18, 2026 in the amount of \$594,905.28.
- c. Approve December 2025 and January 2026 Interfund Transfers in the amounts of \$3,271,502.32 and \$82,397.94 respectively.
- d. Approve Pay Application #2 to J.D. Morrissey, Inc. in the amount of \$67,284.83 for the Highland Drive Drainage Improvements Project.
- e. Authorize the purchase of one (1) John Deere Z960M zero turn mower for the Parks & Rec Department from Deere & Company via Robert E. Little, Inc. (COSTARS Contract PA Ag & Grounds Power Equip 4400028317 (PG 61 CG 22) in the amount of \$12,771.04 and authorize the trade-in of three (3) zero turn mowers: 2013 John Deere Z930R, 2009 Hustler ATZ 929143, and 2012 Bad Boy Outlaw with a total trade value of \$3,000. Total cost \$9,771.04. (Budgeted item \$13,000 - Parks & Rec 05-454-700).
- f. Authorize the purchase of one (1) John Deere Z960M zero turn mower for the Public Works Department from Deere & Company via Robert E. Little, Inc. (COSTARS Contract PA Ag & Grounds Power Equip 4400028317 (PG 61 CG 22) in the amount of \$12,771.04 and authorize the trade-in of one (1) zero turn mowers: 2020 John Deere Z960M with a trade value of \$2,000. Total cost \$10,771.04. (Budgeted item \$12,500 - General Fund 01-436-700).
- g. Authorize the purchase of two (2) 2026 Ford Police Interceptor Utilities and one (1) 2026 Chevrolet Tahoe 4WD PPV with police upfitting from Chapman Auto Group LLC (COSTARS Contracts #013-E23-279 & #013-E22-232) in the amount of \$152,211 and police upfitting by Elite Vehicle Solutions (COSTARS Contract 012-E22-245) in the amount of \$88,184 for a total cost of \$240,395 (Budget contemplated a total cost of \$256,500).
- h. Authorize Township Manager and/or Chief Financial Officer to execute any necessary documentation regarding the Open-End Lease Agreement with The Bancorp for the above noted items. Term of 36 months with quarterly payments of \$21,579.00 with \$1.00 Termination Value (Budget contemplated quarterly payments of \$23,151.00 for a 36-month term).
- i. Authorize the release of bid for the 2026 Spring Tree Planting Project.

8. COMMUNITY DEVELOPMENT

- a. Consider approval of the Lot Line Change Plan for Phase 1 of the 1566 LLC Subdivision (Plan #700).
- b. Consider authorizing the submission of the nomination of the Thomas Janney Historic Agricultural District (also known as Patterson Farm) for inclusion on the National Register of Historic Places.

9. ENGINEER'S REPORT

10. FINANCE

- a. Update on the Audited Financial Statement for the Year Ended December 31, 2024, and 2025 Fiscal Year Closeout and Audit.

11. **MANAGER'S REPORT**
  - a. Consider acceptance of a proposal for billing and payment collection services relating to the Township's Stormwater Utility Fee.
  - b. Community Project Funding Program Award
  - c. Update re: SR 332/Stony Hill Road & Edgewood Village Integrated Master Plan
12. **POLICE**
  - a. January 2026 Monthly Police Report
13. **PUBLIC WORKS**
  - a. Consider acceptance of the proposal from Realty Landscaping LLC for mowing and landscaping services at Memorial Park.
  - b. Consider acceptance of the engineering design, permitting, bidding, and construction management/inspection proposal for the installation of a Rapid Flashing Beacon on Big Oak Road at its intersection with Fern Drive and Bundy Drive.
14. **SOLICITOR'S REPORT**
  - a. Authorize Curtin & Heefner to attend and oppose the ZHB hearing on March 17, 2026 for Flagship Pennsylvania OPCO, LLC, the proposed carwash located at 1675 Langhorne Yardley Road on the former CVS property.
  - b. Authorize advertisement of the LMT Amusement Tax Update Ordinance.
  - c. Authorize advertisement of the Renewable Energy Systems Zoning Ordinance.
15. **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
16. **OTHER BUSINESS**
17. **APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS**
  - a. 9/11 25<sup>th</sup> Year Remembrance Committee
    - Eric Stark
  - b. Other Boards and Commissions
18. **ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS IF NEEDED**
19. **ADJOURNMENT**

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