

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – MARCH 4, 2026

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on March 4, 2026. Mr. Ross called the meeting to order and called the Roll.

Those present:

Board of Supervisors: Matt Ross, Chair
 John B. Lewis, Vice Chair
 Judi Reiss, Secretary
 Colin Coyle, Treasurer
 Daniel Grenier, Supervisor

Others: David W. Kratzer, Jr., Township Manager
 Maureen Burke-Carlton, Township Solicitor

COMMUNITY ANNOUNCEMENTS

During this portion of the Agenda, residents and youth organizations may call in to make a special announcement or may contact the Township at admin@lmt.org to request a special announcement be added to the Agenda.

Mr. Lewis provided Community Announcements with details about the Yardley Farmers Market, the Lower Makefield Township Police Department Citizens Police Academy, and a lecture on data centers' impact on electric bills. He noted that the Township will host a Red Cross Blood Drive on March 27 and a performance of the Wizard of Oz will be held at Pennwood Middle School on March 6 and 7.

PUBLIC COMMENT

There was no one wishing to make public comment at this time.

INTERVIEWS FOR BOARDS AND COMMISSIONS

Mr. Bob Cummings interviewed for the Golf Committee and Mr. Joseph DeSanctis interviewed for the Golf Committee and the Trenton Mercer Airport Review Panel.

APPROVAL OF CONSENT AGENDA ITEMS

Mr. Coyle moved and Ms. Reiss seconded to approve the Consent Agenda items as listed on the Agenda. After clarification of a few of the items, Motion carried unanimously.

COMMUNITY DEVELOPMENT

Approval of Resolution #26-5 Approving an Act 537 Plan Revision for 1511 Lindenhurst Road

Mr. Kratzer noted this is required to amend the Act 537 Plan to recognize the sewerage of the property at 1511 Lindenhurst Road.

Mr. Grenier moved and Ms. Reiss seconded to approve Resolution #26-5 approving an Act 537 Plan revision for 1511 Lindenhurst Road.

This matter will be coming back to the Board of Supervisors for formal approval of the Subdivision.

Motion carried unanimously.

ENGINEER'S REPORT

The Board had no questions or comments at this time.

MANAGER'S REPORT

Approval of Time and Material (T&M) Proposal for Stormwater Utility Program Management Proposal from HRG

Mr. Kratzer stated this will be on an as-needed basis to help with some of the programmatic elements such as reviewing credit applications and impervious surface area appeals. The Stormwater Budget contemplated this cost, and the billable rate is tied to the MSA.

Mr. Grenier moved, Mr. Lewis seconded and it was unanimously carried to approve the Time and Material (T&M) Proposal for Stormwater Utility Program Management Proposal from HRG.

Approve MS4 Program Implementation Supplement #1 for Preparation and Submission of an Amended Pollution Reduction Plan from HRG in the Amount of \$29,000.00

Mr. Kratzer stated this is Supplement #1 to the original Contract which the Board had executed in the amount of \$50,000. This supplement will do additional evaluations associated with some of the projects outlined in the Pollution Reduction Plan.

Mr. Grenier moved, Ms. Reiss seconded and it was unanimously carried to approve MS4 Program Implementation Supplement #1 for preparation and submission of an Amended Pollution Reduction Plan from HRG in the amount of \$29,000.00.

PUBLIC WORKS

Approve Restoration of Trash Cans in Lower Makefield Township Parks

Mr. Fuller stated that a few years ago the Parks & Rec Department and the EAC removed the trash cans from the parks as a cost-saving measure, but it is being recommended that they be restored as there has been a significant amount of littering and trash pick-up required by staff which resulted in a cost drain and not a cost savings. There have been discussions with the waste hauler with regard to the dumpsters on site to optimize placement and pick-up frequency for potential cost savings as well. The old trash cans were stockpiled and will be reused. Difficulty with recycling cans and contamination fees charged were noted.

Mr. Coyle moved, Mr. Lewis seconded and it was unanimously carried to authorize the Director of Public Works to restore the trash cans in Lower Makefield Township parks.

Approve Acceptance of the Bid from Armour and Sons Electric, Inc. in the Amount of \$407,950.00 for the Traffic Signal and ADA Improvements at Big Oak and Makefield Roads

Mr. Fuller stated a Grant was received in 2017 and is finally coming to fruition. The project has come in under Budget.

Mr. Lewis moved, Ms. Reiss seconded and it was unanimously carried to approve acceptance of the Bid from Armour and Sons Electric, Inc. in the amount of \$407,950.00 for the traffic signal and ADA improvements at Big Oak and Makefield Roads.

Approve Authorizing the Release of Bid for the 2026 Road Improvement Program

Mr. Fuller discussed the process of working with Pennoni planning for this year and for the next three years using Vialytics, the AI-driven software for road condition assessment. Funding for roads is about \$2 million annually. Mr. Fuller discussed addressing roads with a PCI score of 50 or below. For 2026 there will be a Base Bid of selected roads and Bid Alternatives.

Mr. Grenier moved and Mr. Lewis seconded to approve authorizing the release of bid for the 2026 Road Improvement Program.

Mr. Kratzer discussed some additional potential funding sources for roads. Maintenance work done in-house including crack sealing was discussed. Once the weather improves Public Works staff will ride and road network to refine the PCI-based plan.

Motion carried unanimously.

Approve Acceptance of the 2026 Seasonal Pool/Parks Restroom Cleaning Services Agreement

Mr. Fuller stated traditionally in-house staff and seasonal pool staff clean the restrooms, and this proposal is to have a contractor come in once a day, seven days a week to properly clean the restrooms. He stated this a potential cost savings for the Pool.

Mr. Grenier moved and Mr. Lewis seconded to accept the 2026 Seasonal Pool/Parks Restroom Cleaning Services Agreement

Mr. Kratzer commented on the significant amount of money that was being paid to pool staff to clean the restrooms. Mr. Fuller stated a normal day had four individuals for four hours with four shifts for cleaning the restrooms and emptying trashcans. The contractor will do one deep clean a day and pool employees will empty trash and perform other tasks throughout the day. At the end of the Pool season, the Board of Supervisors will be provided an analysis of the overall Pool Budget impact. Mr. Kratzer stated they are looking into more cross-utilization in terms of staffing at the Pool.

Motion carried unanimously.

Pool at LMT

1. Approve Acceptance of the Pool Slide Gel Coating & Exterior Painting Proposal with SafeSlide Restoration (BuyBoard Contract Number 756-24) in the Amount of \$35,962.00

Mr. Lewis moved and Ms. Reiss seconded to approve acceptance of the Pool Slide Gel Coating & Exterior Painting Proposal with SafeSlide Restoration (BuyBoard contract Number 756-24) in the amount of \$35,962.00.

Mr. Fuller stated the State inspected the slide and advised that it would not pass unless it was gel-coated.

Motion carried unanimously.

2. Approve Acceptance of the 5-Year Annual Pool Slide Inspection and Maintenance Program with SafeSlide Restoration (BuyBoard Contract Number 756-24) in the Amount of \$28,673.00 (2027 - \$3,748.00), 2028 - \$5,548.00, 2029 - \$4,693.00, 2030 - \$6,493.00, and 2031 - \$8,191.00)

Mr. Fuller stated this is just to lock in pricing.

Mr. Coyle moved, Ms. Reiss seconded and it was unanimously carried to approve acceptance of the 5-year Annual Pool Slide Inspection and Maintenance Program with SafeSlide Restoration (BuyBoard Contract #756-24) in the amount of \$28,673.00.

SOLICITOR'S REPORT

Ms. Carlton stated that the Board met in Executive Session prior to the meeting to discuss matters pertaining to litigation, employment, and Real Estate.

Ms. Carlton stated at an upcoming meeting the Board will consider advertising a Backyard Chicken Coop Ordinance and will have before them the Land Development Agreements and Financial Security Agreements for the Wright Farm.

SUPERVISORS' REPORTS

Ms. Reiss stated the Trenton Mercer Airport Review Panel will be sending a letter of recommendation to the Board of Supervisors with items they feel the Board might be able to address.

Mr. Grenier noted a case heard by the Zoning Hearing Board which would have benefitted by having input from the Township engineer prior to the meeting, and he suggested that our practices in this regard be reviewed. He stated that on March 17 the property on Old Oxford Valley Road will be heard. Ms. Carlton stated that matter was Remanded back to the Zoning Hearing Board by the Court to allow a representative from Regency to ask specific questions, but no one else is allowed to ask questions.

Mr. Grenier stated the Board of Supervisors has also received a number of e-mails about the Zoning Hearing Board Appeal for 71 Manor Lane South and the Appeal for 1675 Yardley-Langhorne Road, which was a CVS and is proposed to be a car wash; both of which will be heard on March 17. Mr. Grenier recommended that residents direct their comments to the Zoning Hearing Board and attend the meeting if possible as the Zoning Hearing Board will make the decisions. The process for requesting Party Status was discussed by Ms. Carlton.

Mr. Grenier stated on April 7 the Zoning Hearing Board will have the Banyan Treatment Facility, 600 Township Line Road, on their Agenda. Ms. Carlton stated this is a Substantive Validity Challenge initiated by the Applicant.

Mr. Grenier announced that a 1.5 million Grant from DVRPC's Transportation Set-Aside Program for the Taylorsville Road sidewalk and drainage project was received.

OTHER BUSINESS

As the Board's first meeting in April conflicts with Passover, an alternative date will be considered at the next meeting of the Board.

APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Grenier moved, Mr. Coyle seconded and it was unanimously carried to re-appoint to the Emergency Management Committee Marilyn Huret, Kevin Treiber, Jeffrey Gusst, and Robert Miles.

ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no one wishing to make public comment at this time.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Judi Reiss, Secretary