

LOWER MAKEFIELD TOWNSHIP  
BOARD OF SUPERVISORS  
June 3, 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 Lower Makefield Township Board of Supervisors recognizes and proclaims the month of June as Pride Month in Lower Makefield Township and encourages the community to recognize and celebrate the contributions of the LGBTQ+ community to Lower Makefield Township.
  - c. Make the most of the summer season by becoming a member of the LMT Pool. It's a great way for families to relax, stay active, and enjoy everything the community has to offer. Memberships can be purchased conveniently online at [www.lmt.org](http://www.lmt.org) or in person at the at the Lower Makefield Township Community Center, 1550 Oxford Valley Road Yardley, PA 19067. Resident household membership pricing is capped at \$600.00. We look forward to seeing you at the pool this season!
  - d. Lower Makefield Township will be hosting a Red Cross Blood Drive on Friday, July 24, 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. CONSENT AGENDA ITEMS
  - a. Approve the Minutes for the May 20, 2026 Meeting.
  - b. Approve Warrant List dated June 3, 2026 in the amount of \$768,159.15.
  - c. Consider approval of Payment Application #4 (Final) from Keystone Sports Construction for the Cardinal Court (aka Finch Court) Tennis/Pickleball Court Rehabilitation Project in the amount of \$26,239.83.
7. COMMUNITY DEVELOPMENT
  - a. Consider approval of the Land Development Plan for the Farm's Edge at Shady Brook Access Roadway.
8. ENGINEER'S REPORT
9. MANAGER'S REPORT
  - a. Authorize the Final Release of the bond associated with Phases 4 & 5 of the Regency at Yardley South.
  - b. Consider authorizing the acceptance of a proposal from ASK Technologies for the Server and SAN Project.
10. PARK & REC and PUBLIC WORKS
  - a. Project Update and Discussion re: Memorial Park Phase 3 Project
11. SOLICITOR'S REPORT
12. DISCUSSION ITEMS
  - a. Potential Amendments to the Lower Makefield Township Zoning Ordinance
    1. Definition of Impervious Surface
    2. Administrative Process for Exceeding the Impervious Surface Maximums
    3. Lawful Uses Not Provided For
    4. Data Centers
    5. Skill Games
    6. Medical Marijuana
    7. Easement Encroachment Language
13. 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, SR332/
14. OTHER BUSINESS
15. APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

16. ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS IF NEEDED

17. ADJOURNMENT

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