

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – MAY 6, 2026

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on May 6, 2026. Mr. Lewis 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 announced the 12th Annual Walk to Remember event on May 31 hosted by Amy's Kisses at Tyler State Park, a free birding event on May 9, and a Styrofoam and recycling event on May 23. Mr. Coyle announced a performance by dancers from Downstage Center Dance Studio before the Trenton Thunder game on June 6. Mr. Grenier shared news about the Dance Arts of Yardley annual recital on May 16 and the Pennwood Middle School spring concert.

UPDATE OF STORMWATER UTILITY FEE IMPLEMENTATION

Implementation Timeline

Mr. Kratzer provided background information on the Stormwater Utility Fee implementation including the MS4 Program and the Township's requirements under the Clean Water Act. He outlined the timeline for the implementation including public presentations, Board meetings, and the adoption of an Ordinance.

Billing

Mr. Kratzer explained the billing process including the use of high-definition aerial imagery and artificial intelligence to calculate impervious surface data.

Credits and Appeals

Mr. Kratzer addressed questions about credits and appeals, clarifying that credits are available for both Tier 1 and Tier 2 properties and that Appeals are limited to the amount of impervious surface attributable to an individual parcel.

Mr. Grenier noted some issues with the online billing interface which Mr. Kratzer agreed to look into with the vendor. Ms. Reiss stated she has been advised by residents about trenches, etc. they have installed to mitigate impervious surface; and Mr. Kratzer stated they should contact the Township to work through the credit application process.

TABLING OF ITEMS

Mr. Coyle moved, Mr. Grenier seconded and it was unanimously carried to Table Item g under Consent Agenda Items – Authorize the Final Release of the Bond Associated with Phases 4 and 5 of the Regency at Yardley South and Item d under the Manager's Report – Consider Acceptance of the Proposal for Consulting and Advisory Services Relating to a Request for Proposals Process Seeking Management Company and Lessees Proposals for Makefield Highlands Golf Club as more information is needed on those matters.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. Hasib Abdur-Rahman, Public Relations Officer for the Zubaida Foundation, acknowledged the work done by the Lower Makefield Township Police Department and the services they provide to the Zubaida Foundation. He also expressed interest in the Township's Human Relations Commission.

Mr. Fred Childs, Township resident, asked if public comment could be given on the Stormwater Utility Fee, and Mr. Lewis agreed. Mr. Childs raised concerns about the impact of private swimming pools and the lack of credits for homeowners with large impervious areas and suggested a third tier be added as was part of the original discussion.

Mr. Ralph Nuzzolo, 628 Stony Hill Road, asked why trees are not eligible for credits on Tier 2 properties and expressed frustration with the cumbersome process for appealing credits. He asked the reason for disconnecting downspouts from going into certain areas and purchasing a rain barrel to get a \$100 credit and then taking that water and putting it into the areas where the downspouts had been directing the water previously. Ms. Adrienne Vicari, HRG, stated a lot of communities give a credit for a rain barrel since it collects water during a storm and then releases it slowly.

Ms. Karen Gates, 955 Big Oak Road, shared her experience with managing stormwater on her property and expressed frustration with the Stormwater Fee given her minimal impact on the stormwater system. She went through the Appeal process and was denied.

Mr. Mark Sanford, Township resident argued that the Stormwater Fee penalizes property owners who maintain trees and land, and he suggested that the Township consider other discounts or credits.

Mr. Grenier explained the importance of stormwater management and the Township's efforts to address flooding issues including the installation of a sidewalk on Taylorsville Road.

Mr. Sanford asked why developers are not being charged additional fees for stormwater management, and Mr. Lewis explained the limitations placed on local Governments by State Regulations.

Ms. Vicari stated there are structural credits that are allowed, and Mr. Sanford could schedule a pre-application meeting. Mr. Kratzer agreed to work with Mr. Sanford.

Mr. Bob Harman, Township resident, expressed frustration with overdevelopment and suggested that developers be held accountable for stormwater management. Mr. Lewis emphasized the need for a balance between property owner rights and community needs, and the challenges posed by State Regulations.

Mr. Steve Willard, 178 Taylorsville Road, discussed issues he had with water from the Golf Course running through his property and others in the area. He stated he put in \$50,000 worth of drainage work. Mr. Lewis stated the Township will be looking at areas throughout the Township including the Golf Course where they can make improvements with funds generated through the Fee.

ENVIRONMENTAL ADVISORY COUNCIL – TREE SQUAD PRESENTATION

Mr. Jim Bray, Chair of the Environmental Advisory Council, introduced the idea of creating a Tree Squad to assist the Township's Operating/Maintenance staff in maintaining the tree canopy.

Ms. Carla Kimmel Smith, Township resident, provided a detailed presentation on the Tree Squad, including its goals, structure, and potential volunteer sources. She explained the importance of ensuring a high survival rate for newly-planted trees and the need for additional hands to support the Township's tree planting efforts. She emphasized the potential benefits for the community and the Township's tree canopy. She discussed the setup of the system to monitor tree health, planting survival rates, and volunteer hours. She outlined seasonal tasks: winter for structural pruning, spring and fall for plantings, and summer for watering newly-planted trees. Ms. Smith mentioned the concern about hazard trees and the need for a way to report and address them.

Mr. Lewis suggested leveraging the Stormwater Management program for public participation credits to generate volunteers.

Mr. Bray stated he foresees Ms. Smith as the leader of the Tree Squad adding that several people have already indicated they would like to be part of this.

Mr. Grenier asked if there are current staff members that are certified as tree tenders, and it was noted that there are. Mr. Bray stated there are a number of education courses available, and the goal would be to educate members on tree maintenance and pruning.

Mr. Coyle moved and Ms. Reiss seconded to authorize the EAC to coordinate a volunteer Tree Squad to assist the Director of Operations in his quest to turn Lower Makefield Township into an arboretum.

Ms. Sandy Nuzzolo stated the Township as Tier 2 will not be able to count the trees as stormwater management.

Mr. Ralph Nuzzolo, 628 Stony Hill Road, raised concerns about diversity of the tree species being planted. Mr. Grenier explained the annual Tree Planting Plan and the Native Plant Ordinance. Mr. Bray emphasized the importance of diversity in tree species for a healthy environment.

Mr. Mark Sanford, 879 Big Oak Road, stated he would like to volunteer; and he offered to donate various saplings and mentioned the benefit of native plants.

Motion carried unanimously.

APPROVAL OF CONSENT AGENDA ITEMS

Mr. Coyle moved and Ms. Reiss seconded to approve the Consent Agenda items recognizing that Item g has been Tabled to a later date.

Mr. Grenier noted Item f with regard to the Agreement with BOWMA, and asked the dates of the Deer Hunting Season. Mr. Kratzer advised it is September 19, 2026 through January 24, 2026.

Motion carried unanimously.

ENGINEER'S REPORT

The Board received the Engineer's Report in their packet and had no questions or comments at this time.

MANAGER'S REPORT

Approve Appointment of Dan McLoone, AIDP, to Serve as the Lower Makefield Township Zoning Officer

Mr. Kratzer stated due to Jim Majewski's retirement, it is recommended that Dan McLoone serve as the Township Zoning Officer.

Mr. Grenier moved, Ms. Reiss seconded and it was unanimously carried to appoint Dan McLoone, AIDP, to serve as the Lower Makefield Township Zoning Officer.

Approve Establishing the Date(s) and Time(s) for the Township's 9-11 25th Year Remembrance Events(s)

Mr. Kratzer noted this has been discussed at prior meetings of the Board of Supervisors. He stated the most recent meeting of the 9/11 25th Year

Remembrance Committee was held on April 20, at which time they made the following recommendation: That the Township consider holding a morning ceremony, which is consistent with past practice, and then a pre-sundown ceremony occurring after work to permit individuals that are unable to attend the morning ceremony to potentially consider attendance in the evening, with the formal event concluding at sundown, followed by making the Memorial Garden available for individual and communal reflection that evening. It is contemplated that the evening event would start at 5:30 and be concluded at sundown at about 7:30 p.m.

Mr. Coyle moved and Mr. Grenier seconded to accept the recommendation of the Township's appointed 9/11 Memorial Committee to set the dates and times for the memorial services to be September 11, 2026 in the morning and afternoon as they have designated.

Mr. Coyle stated he has been in conversation with Ms. Saracini of the 9/11 Garden of Reflection, Inc. that there may be a willingness to work together, and he does not see that this Motion would preclude that from happening.

Ms. Allyn Barth, Township resident, asked if there could be another formal candlelight vigil later in the evening. Mr. Coyle stated at this point he does not believe so, but the Committee is still working on the event. He stated they do want to meet with the outside group that submitted a Permit, but at this point the Board is just following up on the recommendation by the appointed volunteer Committee. Ms. Barth stated she feels people are not being able to grieve in the way they have been able to for many years.

Mr. Mark Sanford, 879 Big Oak Road, stated he agrees with Ms. Barth.

Mr. Fred Childs, Township resident, stated he supports the Township continuing this remembrance and also taking into consideration the religious beliefs of many of our residents.

Ms. Jennifer Metzger, stated while she is not a Township resident, she is part of the Pennsbury community. She discussed the importance the religious holiday adding that 13% of the Township residents are Jewish.

Motion carried unanimously.

Approve Acceptance of the Proposal from Open Spaces and Historic Places, LLC in the Amount of \$25,000 for Phase 2 of the Lower Makefield Township Historic Resource Survey (funded through a Certified Local Government Project Grant)

Mr. Kratzer presented the proposal which had been Tabled at the prior meeting to make certain clarifications which have been made with this proposal including project schedule and modification to the section regarding deliverables.

Mr. Coyle moved and Ms. Reiss seconded to approve acceptance of the proposal from Open Spaces and Historic Places, LLC in the amount of \$25,000 for Phase 2 of the Lower Makefield Township Historic Resource Survey (funded through a Certified Local Government Project Grant).

Mr. Grenier questioned the inclusion of insurance costs and the need for terms and conditions in future proposals.

Ms. Sandy Nuzzolo, 628 Stony Hill Road, stated Jeff Marshall came onto her property to review it without her knowledge; and she asked if that was part of this project as their property is historic. Mr. Grenier stated the Township has been doing an inventory of potentially historic homes for the last few years. Mr. Marshall will be advised he should not be going onto people's property without their approval.

Motion carried unanimously.

Approve Resolution 25-08 Authorizing the Submission of a Pennsylvania Department of Community and Economic Development Strategic Management Planning Program Grant for the OpenGov Financial Management and Budgeting Initiative

Mr. Kratzer reviewed what had been done during Phase 1 to have a more integrated system. This would be a request for funding for implementation.

Mr. Grenier suggested evaluating alternatives to OpenGov before committing to a long-term platform.

Mr. Coyle moved, Mr. Grenier seconded and it was unanimously carried to authorize the submission of a Pennsylvania Department of Community and Economic Development Strategic Management Planning Program Grant for

the OpenGov Financial Management and Budgeting Initiative and at the same time ask staff to spend time evaluating if this is the appropriate long-term platform for us.

Approval of Resolution 26-09 Adopting an Updated Right to Know Law Policy

Mr. Kratzer noted this Policy was updated last year, but some of the modifications made to the Policy were creating challenges related to providing documentation associated with the accreditation of the Police Department. Adoption of this update will address those concerns.

Ms. Reiss moved, Mr. Grenier seconded and it was unanimously carried to approve Resolution 26-09 adopting an updated Right to Know Law Policy.

Approve Authorizing the Release of a Request for Proposals for Design Services Relating to the Awarded Statewide Local Share Account for Patterson Farm

Mr. Kratzer noted the Township was awarded an \$860,000 Grant to make certain improvements to the structures at Patterson Farm.

Mr. Coyle moved and Mr. Grenier seconded to approve authorizing the release of a Request for Proposals for design services relating to the awarded Statewide Local Share Account for Patterson Farm.

It was noted that some updates and attachments will need to be appended to the RFP.

The Board discussed the need for an engineer's estimate for the cost of implementing the recommendations. Mr. Kratzer explained that the design professional will scope the project consistent with available funds.

Motion carried unanimously.

Discussion and Tabling the Request for Encroachment (existing improvements) in a Township Drainage Easement – 1360 Jacob Drive

Mr. Kratzer stated he visited the property with Mr. Fuller and Mr. McLoone and photographs were taken. Mr. Grenier stated he would prefer to wait until

the Board can see the results of the visit and review the matter further to understand how it may impact the Easement. He asked for a summary report prior to the next meeting when this could be considered if Tabled. The matter is scheduled to go before the Zoning Hearing Board on June 2 so the Board of Supervisors could consider it before that meeting.

Mr. Grenier moved and Ms. Reiss seconded to Table the matter.

The property owner stated he is requesting limited Variance relief for the existing minor encroachment and he described the project.

Motion to Table carried unanimously.

PUBLIC WORKS

Approve Acceptance of Lowest Responsive and Responsible Bid for the 2026 Spring Tree Planting Project

Mr. Fuller stated four Bids were received with the lowest bidder being Mainstream Services LLC at a cost of \$66,847.67. He recommended proceeding with the RCO requirements and enter into the Contract.

Mr. Grenier moved, Ms. Reiss seconded and it was unanimously carried to approve acceptance of the Bid from Mainstream Services LLC in the amount of \$66,847.67 for the 2026 Spring Tree Planting Project.

Approve Acceptance of Lowest Responsive and Responsible Bid for the 2026 Road Program

Mr. Fuller stated there were five Bids with the lowest bidder being Earl Asphalt Company at a cost of \$2,082,013.13. He stated the recommendation is to focus on roadways for the 2026 Program and revisit the trail network in the future.

Mr. Grenier moved, Ms. Reiss seconded and it was unanimously carried to accept the Bid for the 2026 Road Program from Earl Asphalt Company at a cost of \$2,082,013.13 for the Base Bid and Alternates 1 through 5 and 9.

SOLICITOR'S REPORT

Ms. Carlton stated the Board met in Executive Session prior to the meeting and discussed employment, litigation, and a Real Estate matter.

Approve Authorizing Execution of the Financial Security Agreement, Stormwater BMP Operations and Maintenance Agreement, and Development Agreement for Oakvale at Yardley (Wright Subdivision)

Ms. Carlton stated what the Board received in their packet is what has been agreed to by all parties.

Mr. Coyle moved and Ms. Reiss seconded to approve authorizing execution of the Financial Security Agreement, Stormwater BMP Operations and Maintenance Agreement, and Development Agreement for Oakvale at Yardley (Wright Subdivision).

Mr. Lewis discussed details of the Agreements expressing concerns about Toll Brothers' use of special purpose entities. Mr. Grenier asked about the long-term maintenance of the trees to be planted by Toll Bros. Ms. Carlton stated a long-term maintenance plan is not specified. Mr. Kratzer stated an HOA will be established to fulfill the maintenance obligations.

Mr. Robert Harman, Bridle Estates expressed concerns about the traffic study and asked how the numbers were derived. Mr. Lewis explained the process that traffic studies follow. Mr. Coyle noted that the applicant agreed to reimburse the Township for another traffic study to address residents' concerns.

Motion carried unanimously.

SUPERVISORS' REPORTS

Ms. Reiss stated the Golf Course Committee has reported that the Course is in excellent condition and people should come out and play.

Mr. Grenier stated the Steering Committee for the Stony Hill Road corridor meets tomorrow evening.

May 6, 2026

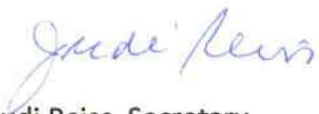
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ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS

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

There being no further business, Ms. Reiss moved, Mr. Coyle seconded and it was unanimously carried to adjourn the meeting.

Respectfully Submitted,



Judi Reiss, Secretary

