TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – JUNE 3, 2026

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on June 3, 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 announced the recognition of June as Pride Month. He encouraged community members to join the LMT Pool. The Township will hold a Red Cross blood drive on July 24 at the Township Building.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. Hasib Abdur-Rahman, representing the Zubaida Foundation, praised the Lower Makefield Township Police Department and its relationship with the Muslim com-muity highlighting the Police Department's support for religious events. Mr. Rahman expressed interest in joining the Human Relations Commission and the Disability Advisory Board.

Ms. Allyn Barth, Township resident, noted a letter from Rabbi David Levin and read into the Record the letter from Rabbi Yonah Gross supporting the 9/11 memorial ceremony.

Mr. Beth McNamara, Township resident, read into the Record a letter written by 9/11 widow, Debbi Senko-Goldman, who could not be present, emphasizing the importance of the 9/11 ceremony for Jewish families and the need for accommodation.

Ms. Jennifer Reis Sillman, Township resident and sister of a 9/11 victim, stressed the emotional significance of the ceremony and the need for respectful accommodation.

Ms. Ellen Sarasini, Township resident, criticized the Township's handling of the 9/11 Memorial celebration and requested transparency. She recounted past obstacles faced by the Memorial organization and called for honesty from the Township. Mr. Coyle suggested a compromise to accommodate both religious observances and the Memorial ceremony. Ms. Saracini expressed frustration with the lack of progress and the need for a clear path forward.

Mr. Doug Marshall, Township resident, stated he learned from the EAC that the $15 million bond which was passed by Referendum has not been used yet for the purchase of open space. Mr. Kratzer stated the borrowing has not taken place, but they are working with private property owners trying to come to terms. The authorization to borrow is valid for ten years.

Ms. Fiona Havlish, 9/11 widow who lived in Lower Makefield, stated she wrote a letter to the Board of Supervisors supporting the Remember of Light Ceremony, but it may have been discounted because she now lives in Colorado; and she asked that the Ceremony be reconsidered as her plans were to attend that Ceremony on 9/11.

Tracy from Lower Makefield spoke in favor of holding the Remembrance in Light Service in the evening on 9/11.

APPROVAL OF CONSENT AGENDA ITEMS

Mr. Lewis moved, Ms. Reiss seconded and it was unanimously carried to approve the Consent Agenda Items as listed on the Agenda.

COMMUNITY DEVELOPMENT

Approve Extension of the Land Development Plan for the Farm's Edge at Shady Brook Access Roadway

Mr. Kratzer stated the Applicant has requested an Extension until August 15.

Mr. Lewis moved and Ms. Reiss seconded to grant an Extension of time to the Applicant to August 15 as requested by the Applicant for the Farm's Edge at Shady Brook Access Roadway.

Ms. Reiss asked if they will still have the four-way intersection, and Mr. Kratzer stated the configuration shows it coming out to the existing signalized intersection on Stony Hill Road, and they are working on the review comments from the Township. Ms. Reiss stated she had requested that they add about 10% more farmland since the Township is being asked to approve their request and should get something in return. Mr. Grenier asked if Waivers are going to be requested, and Mr. Kratzer stated they have not requested anything at this time. Mr. Lewis stated there is potential risk with having just one access.

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

Authorize the Final Release of the Bond Associated with Phases 4 & 5 of the Regency at Yardley South

Mr. Kratzer stated a partial release was previously approved by the Board to give the developer time to demonstrate the function of the stormwater facilities. An inspection followed a heavy rainfall, and the Township and HOA are confident that the facilities were installed and are functioning in compliance with the approved Plan. Funds in excess of $50,000 are remaining in other Phases. Mr. Lewis stated he is still looking to collect funds that the Township has outlaid to protect the residents at Regency.

Mr. Lewis moved and Mr. Coyle seconded to authorize the Final Release of the Bond associated with Phases 4 & 5 of the Regency at Yardley South and remind those folks that he is not done collecting on the money associated with the work that we did on the m-word issue.

Ms. Reiss stated the Township spent a lot of money on the "RM" issue, and she believes the Township should be reimbursed for that.

Motion carried unanimously.

Discussion and Motion Authorizing the Acceptance of a Proposal from ASK Technologies for the Server and SAN Project

Mr. Steve Pirolli, Township resident and founder of ASK Technologies, was present with Mr. Anthony Talotta, Mr. Devon Doroshenko, and Mr. Jose Moldonado to present a proposal for a new server and SAN project. Mr. Pirolli explained the technical specifications and the need for a dual-server configuration for reliability.

The Board discussed the potential cost savings of using Government pricing from Dell. Mr. Coyle suggested obtaining two alternate quotes to ensure the best market price. The Board debated the pros and cons of purchasing the server outright versus leasing. Mr. Ross and Mr. Coyle expressed concerns about the additional cost of leasing. Mr. Kratzer confirmed the availability of Bond proceeds to fund the project.

While Mr. Coyle started a Motion, Mr. Grenier moved to Table until the Township staff is able to look at the Municipal direct purchase cost for comparison.

Mr. Ross asked that Mr. Coyle state his proposed Motion. Mr. Coyle stated the Motion he was going to put forward was to move to authorize the Township to execute the quote from ASK Technologies subject to obtaining two alternate quotes for the Dell configuration that demonstrates that this is the best market price available to us which would allow the Township to act before the expiration of the quote on June 8 and any potential price increases and gives us pricing support on the items that ASK has put before us.

Mr. Grenier stated he would like to have all the information before making a decision. Mr. Kratzer stated he believes the Township could get two quotes before June 8.

When Mr. Grenier was asked if he would agree to withdraw his Motion, he stated he feels that we should develop a policy to ensure that staff always checks for Municipal pricing from direct purchases. Mr. Kratzer confirmed that the Township engaged in conversations with ASK about the potential to purchase directly, but the Township can independently verify. Mr. Coyle stated that Dell will not offer a direct quote at a lower price than ASK. Ms. Reiss stated she is concerned about a potential price increase.

Mr. Coyle asked about the RAM configuration, and the total RAM capacity and cost differences between configurations was provided.

There was no Second to Mr. Grenier's Motion to Table.

Mr. Coyle moved and Ms. Reiss seconded to authorize the Township staff to execute on the quote from ASK Technologies subject to a change in the configuration to 8 DIMMS of 64 gigabytes of RAM and subject to the Township staff finding two additional quotes for the same configuration of hardware from other vendors which supports the hardware price presented by ASK Technologies as the least cost technically acceptable for this project.

Mr. Grenier asked if they looked at other providers besides Dell for potential servers; and Mr. Pirolli stated while they did, IBM is much pricier and HP's support has taken a negative turn. Mr. Pirolli praised Dell for its pricing and support, but Mr. Grenier emphasized the importance of looking at different providers.

Mr. Lewis asked if the Motion proposed is for Option 1 with the changes noted by Mr. Coyle, and Mr. Coyle agreed.

Ms. Dakota Dimattio, Township resident, asked the timing of the purchase, and Mr. Ross explained it is in the Budget but they needed to search for cost-saving options.

Mr. Kratzer confirmed that the Motion is for purchase as opposed to lease/purchase, and Mr. Coyle agreed.

Motion carried with Mr. Grenier abstained.

PARK & REC AND PUBLIC WORKS

Project Update and Approval Re: Memorial Park Phase 3 Project

Mr. Fuller was present with Mr. Will Daggett from Carroll Engineering who presented the Memorial Park Phase 3 Project including new shade structures, recycled plastic benches, a four-season bathroom with adult changing station, and a walkway connecting to the Park center. The playground equipment will be purchased from Playworld, and the bathroom construction will be done by SJ Thomas. The project is funded by a $900,000 Local Share Award Grant with shade structures excluded from the Grant budget.

Ms. Reiss asked about the comfort and maintenance of different bench materials. It was noted the recycled plastic benches require less maintenance and are more durable. Mr. Coyle suggested including benches with arms for better accessibility. Mr. Fuller emphasized the need for pedestal-mount benches due to the rubberized surface. Different bench options will be considered and brought back for approval by the Board at the next meeting.

Mr. Fuller estimated a late fall or early spring completion of the project. The Township is acting as the general contractor to save costs by directly contracting with vendors. The project includes incorporating deciduous trees in the next tree planting plan. The playground surfacing will match the existing Secret Garden playground.

Ms. Reiss suggested naming this in memory of Grace Godshalk who made sure that we have Memorial Park and the Garden of Reflection, as well as Macclesfield and the Five Mile Woods; and the Board agreed to consider this.

Mr. Lewis moved and Mr. Grenier seconded to approve the general plan to continue with the project as outlined by the Public Works Director and Carroll Engineering.

Ms. Abby Yeats, Disability Advisory Board, asked why this was not brought to the Disability Advisory Board, and it was noted that there was a timing issue. Ms. Yeats asked if there was discussion about making some of the playground equipment accessible, and Mr. Ross stated some of the equipment is accessible and there is also the bathroom with the adult changing station.

Motion carried unanimously.

SOLICITOR'S REPORT

Ms. Carlton stated she had neglected to provide a report on the Executive Session held prior to the last Board of Supervisors' meeting, and she noted that prior to the meeting on May 20, 2026, the Board met in Executive Session and discussed Real Estate and litigation matters. She noted that the Board met in Executive Session prior to tonight's meeting and discussed Real Estate and litigation matters.

Ms. Carlton stated she will have a few Ordinances before the Board at their next meeting to authorize for advertisement as well as the International Fire Code Ordinance for the Board's consideration for approval.

Approve the Solicitor to Oppose Simcox Zoning Hearing Board Application

Ms. Carlton stated she understands that the Board has requested that her office attend the June 16, 2026 Zoning Hearing Board meeting to "oppose" the Simcox Application to support Aqua's anticipated opposition to placement of a fence in an Aqua Easement area.

Mr. Coyle moved, Mr. Lewis seconded and it was unanimously carried to authorize the solicitor to attend and share the Board's opposition to building in any Easements within the Township.

DISCUSSION ITEMS

Potential Amendments to the Lower Makefield Township Zoning Ordinance

Mr. Ross stated he would like consensus from the Board to have the staff and solicitor review potential amendments to the Zoning Ordinance for Definition of Impervious Surface, Administrative Process for Exceeding the Impervious Surface Maximums, Lawful Uses Not Provided For, Data Centers, Skill Games, Medical Marijuana, and Easement Encroachment Language.

Ms. Carlton stated they are already working on some of these, but no Motion is required at this time.

The Board was in agreement with proceeding with this.

Ms. Dakota Dimattio, Township resident, asked if lighting could be added to the amendments being considered since large LED lights were permitted on a home on Black Rock Road which are not turned off. The Board agreed to consider lighting as well.

Mr. Luke Butler, Township resident, stated he agrees with putting these items on an Agenda. He stated with regard to data centers, he asked that the Board support Senate Bill 1359 which would impose a three-year moratorium on hyper-scale data centers. The Board agreed to consider the Legislation.

SUPERVISORS' REPORTS

Mr. Coyle stated the Historical Architectural Review Board needs a member who is a Licensed Real Estate Broker. He stated the path is going in at Slate Hill Cemetery, and he thanked the Community Fund for supporting it. He stated that the Human Rights Commission needs a Student member. Mr. Coyle stated he walked Patterson Farm with a number of architects and others as work proceeds to use the LSA funds.

Ms. Reiss stated the Seniors will hold a 250th event on June 9 at the Community Center. She stated the Trenton Mercer Airport Review Board wants to work with the other Townships along the River as they have heard that Hopewell wants the Flight School to only fly on the Pennsylvania side. Ms. Reiss stated she will try to have a meeting with the Mercer County Commissioners. Ms. Reiss stated the Park & Recreation Board is looking for new members.

Mr. Grenier stated the 332/Stony Hill Steering Committee is developing a plan for public outreach and to get stakeholder feedback.

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

Judi Reiss, Secretary