

Upper Makefield Township Board of Supervisors
March 2, 2011 Meeting Minutes

The March 2, 2011 public meeting of the Upper Makefield Township Board of Supervisors was called to order by Chair Bud Baldwin at 7:35 p.m. In attendance were the following members of the Board of Supervisors: Chair Bud Baldwin, Vice Chair Tom Cino, Treasurer Mary Ryan, Member Dave Kulig and Member Dan Rattigan. Also in attendance were Township Manager Stephanie Teoli, Township Solicitor John Rice, Esq., Township Engineer Larry Young, P.E. and Director of Planning & Zoning Dave Kuhns.

There were also members of the public and representatives of the press present.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE:

Mr. Baldwin led in the recitation of the Pledge of Allegiance which was followed by a moment of silence.

ANNOUNCEMENTS:

Mr. Baldwin announced that an Executive Session would be held following the regular meeting to discuss personnel matters. No action will be taken.

PUBLIC COMMENT:

Dennis Heath, 1221 River Road, recommended that the Board consider authorizing an exclusive commercial lease of the snack bar at the Brownsburg Park Pavilion. He further advocated that event planning be expanded to attract a larger, more diverse population to the park.

SPECIAL ITEMS

A motion was made by Ms. Ryan and was seconded by Mr. Kulig to appoint Karin Traina to the Joint Planning Commission to fill the unexpired term which expires December 31, 2011.

APPROVAL OF MINUTES AND BILLS PAYABLE:

A motion was made by Mr. Cino and was seconded by Mr. Kulig to approve the February 16, 2011 minutes. Motion carried on a unanimous vote.

Ms. Teoli directed attention to the bills list for March 2, 2011. A motion was made by Mr. Kulig and was seconded by Ms. Ryan to approve the March 2, 2011 Bills Payable list in the amount of \$84,129.40. Motion carried on a unanimous vote.

PLANNING AND ZONING ISSUES:

Alden Final Subdivision Plan, 2840 Windy Bush Road

The applicant was represented by Attorney Donald Veix, who provided an overview of the request to subdivide the property into two building lots. He referenced a December 16, 2010 Gilmore & Associates review letter and noted the recommendation for approval by the Upper Makefield Planning Commission.

After significant discussion, the applicant was directed to revise the plan to reflect the current plan to subdivide into two lots directly, include neighboring sewage systems & wells, correctly annotate all waivers, and to include an inventory of trees and to work with the Township Engineer to resolve basin design. The applicant was further directed to re-sign the planning module checklist since it was

Alden Planning Module, 2840 Windy Bush Road

Discussion and action on this item was deferred.

Washington Crossing Inn Sketch Plan, 1295 General Washington Memorial Boulevard

Attorney Ed Murphy represented the applicant and provided an overview of the plan to construct several additions to the existing Inn. He then introduced John Vogel who provided a detailed description of the project. Mr. Vogel reviewed existing site layout and conditions including parking and well/septic systems. He then reviewed the expansion plans for the property which include expansion of the banquet facility, addition of sixteen rooms for overnight accommodation, and reworking of the restaurant and bar space, and he presented elevations of the proposed building that would result. Mr. Vogel reviewed the numerous variances and special exceptions that would be required to permit the project, some of which are required because the existing Use is non-conforming in the VR1 District in which the property is located. Mr. Vogel explained that an agreement had been reached with the Pennsylvania Historical and Museum Commission (PHMC) regarding use of Washington Crossing Historic Park parking facilities.

Discussion then focused on wastewater issues. The applicant explained that because there is not enough room onsite for a land-based sewer solution, they propose to connect the Inn to the Washington Crossing Historic Park Visitor's Center sewage treatment system. Steve Yates of Del Val Soil & Environmental Consultants spoke about the proximity of wells to existing septic systems on the property and offered his professional opinion that the 100 foot clearance cannot be made on that property.

Members of the Board of Supervisors expressed serious concern regarding the scale of the expansion and its potential impact on the historic Washington Crossing village. Mr. Kulig opined that the proposed plans are tantamount to rezoning and that the expansion just doesn't "fit" into the village even if it were located in the VC1 District. It was recommended that the applicant consider reducing the scale of the proposed expansion and meeting with the Historical and Architectural Review Board to design a façade that was more in line with the character of the village. There was also serious concern registered regarding off-site parking and related lighting and valet service problems.

There was general consensus among the Board in favor of the proposed sewer solution.

SOLICITOR'S REPORT:

There was no Solicitor's Report.

MANAGER'S REPORT:

Open Space Loan Refinancing

Ms. Teoli provided an update of the Open Space Loan Refinancing Request for Proposals. She explained that there were three viable proposals received and that a recommendation would be forthcoming with proposed consideration by the Board of Supervisors on March 16, 2011.

Sign and Post Bids

Ms. Teoli provided an overview of the 2011-2012 Sign and Post bid. After brief discussion, a motion was made by Ms. Ryan and was seconded by Mr. Cino to award the 2011-2012 Sign and Post bid to Garden State Highway Products, Inc. Motion carried by a unanimous vote.

Website/eNews Consultant

Ms. Teoli reported that website service provider, Wordwork, recently went out of business. She provided an overview of a proposal from Kortney Felice to take over maintenance of the township website and production of the monthly eNews. Following discussion, a motion was made by Mr. Rattigan and was seconded by Mr. Kulig to accept the proposal of Kortney Felice to maintain the website at an hourly rate of \$75/hour for technical support and updates and to produce the eNews at a flat fee of \$525/month. Ms. Teoli noted that there could actually be some savings if the proposal were to be accepted. Mr. Rice confirmed that it would be appropriate for the Board to accept the proposal. Motion carried by a unanimous vote.

ENGINEER'S REPORT:

Township Grounds Maintenance Bid

Mr. Young provided an overview of the 2011-2012 Township Grounds Maintenance and Mowing Bid and recommended awarding the bid to the lowest responsible bidder, Townscapes, Inc., for a the base bid and Alternate #1 (location 6-Streetscape) in the amount of \$43,405 per year for two years. Following brief discussion, a motion was made by Mr. Rattigan and was seconded by Mr. Kulig to award the 2011-2012 Township Grounds Maintenance and Mowing Bid to Townscapes, Inc. Motion carried by a unanimous vote.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

There was no new business.

PUBLIC COMMENT AND MEDIA QUESTIONS:

Mr. John Haiges of Jamison, PA was present, representing Action Landscaping. He expressed his displeasure regarding his firm's disqualification from the Landscape Bid. Mr. Rice provided significant background on past nonperformance by Action Landscaping and explained how that resulted in the disqualification.

ADJOURNMENT:

A motion was made by Mr. Rattigan and was seconded by Mr. Kulig to adjourn the meeting at 9:35 p.m. Motion carried.

Approved: March 16, 2011