

# Upper Makefield *Township*

## Environmental Advisory Council Meeting

### January 9, 2018 Meeting Minutes

The January 9, 2018 public meeting of the Upper Makefield Township Environmental Advisory Council was called to order by Vice-Chair Kyle Dudley at 7:04 p.m. In attendance were the following members of the Environmental Advisory Council: Chair Dr. Ed Ford, Vice-Chair Kyle Dudley, Member Bud Baldwin, Member Nicole Khan, and Member Jack Wiseman. Members Cathy Magliocchetti and Keith Miller were not present. Also, in attendance were Supervisor Liaison Diana Nolan, Planning & Zoning Director Dave Kuhns and Staff Member Debra McFadden.

#### **Public Comment**

There was no public comment.

#### **2018 Environmental Advisory Council Reorganization**

A motion was made by Jack Wiseman and was seconded by Kyle Dudley to nominate Bud Baldwin as Chair and Nicole Khan as Vice Chair of the Environmental Advisory Council for 2018. Motion carried by an unanimous vote.

#### **Discussion Items**

##### **Wolfinger Subdivision Recommendations, 1410 Wrightstown Road**

John VanLuvanee Esq., Eastburn and Gray, PC and Heath Dumack, Dumack Engineers, representing the Wolfinger Family who were all present and are proposing to subdivide their property and create two additional residential building lots. Prior to proceeding with the land development review process, the Wolfingers have submitted a Zoning Hearing Board plan that will be heard on January 23, 2018. The Township recommended the Environmental Advisory Council's review because of the number of variance requests to consider. EAC members: Dr. Ford, Jack Wiseman, Bud Baldwin, Board of Supervisor Diana Nolan and Dave Kuhns visited the Wolfinger property for an on-site review on December 4, 2017 that Mr. VanLuvanee felt this was very helpful and gave them direction. Mr. VanLuvanee mentioned that the most recent development was an updated tree survey suggesting to focus on the building envelope in light of what we saw out in the field. The arborist from Parkland Tree Service, who performed the survey, advised that two thirds of the trees within the building envelope are dead and should be removed. Most of the dead trees are ash trees. Mr. VanLuvanee provided an overview of the Wolfinger property. Much discussion followed pursuant to the site visit and Larry Young's 4<sup>th</sup> review letter dated January 31, 2018 regarding the variance requests. The EAC recommended that the following conditions be attached to the approval of a subdivision plan: provide a 50 foot wide buffer of undisturbed area along the stream corridor; the 50 foot wide area to be planted with wild flowers and native species trees; the buffer area shall be labeled a "No Mow" zone. Dr. Ford emphasized to specify the 50 feet "No Mow" zone and to reforest with Pennsylvania native species. Mr. Dudley motioned to recommend the Wolfinger property and the motion was seconded by Mr. Wiseman. No further discussion. Motion carried a unanimous vote.

##### **Watershed Restoration Planning Services/Grant Approval**

David Kuhns, Planning and Zoning Director, reported that the Watershed Restoration Planning Services grant was approved for \$37,000 and added that the Board of Supervisors would like some direction from the EAC regarding the Land Studies proposal to do the stream study work. Ms. Khan

questioned the \$30,000 amount for the MapShed Modeling because it is a free service provided by Penn State Agricultural. Mr. Wiseman questioned the scope of work relating to Kelly Gutshall's email from January 2, 2018. Much discussion followed about the Land Studies proposal and each of the line items and the cost of each item. Ms. Khan explained a few of the items on the Land Studies proposal were GIS map based and are free. The EAC wanted clarity on the new scope of work from Land Studies and asked Mr. Kuhns to provide an update for the February meeting. Ms. Nolan stated that the field trip with Land Studies was very impressive and informative. Ms. Nolan suggested that maybe Land Studies would reduce the cost of the MapShed Modeling. Ms. Khan explained that the water resources engineer who is the MapShed expert for Land Studies comes from Penn State Agricultural and Biological. The MapShed is his advisor's program and is a free service. Mr. Kuhns asked about a dead line for the grant. Mr. Dudley said that the email stated that a representative will be in contact with the grant coordinator, Mr. Kuhns. Mr. Wiseman requested Mr. Kuhns contact Land Studies to reduce the cost of the MapShed Modeling. Mr. Wiseman said that we need a commitment on what the parameters of the grant are and the restrictions.

### **Liaison Report**

#### **Board of Supervisors: Diana Nolan**

Ms. Nolan congratulated the EAC on the Watershed Restoration Grant approval. Ms. Nolan mentioned the Wolfinger site walk that some of the members of the EAC attended. Ms. Nolan summarized the election of the new Board of Supervisors for 2018. Ms. Nolan is the Board of Supervisor Liaison for the EAC for 2018.

#### **Planning & Zoning: Debra McFadden**

Debra McFadden, Administrative Assistant Planning & Zoning, asked the EAC members if they would be interested in participating in Earth Day 2018. The members agreed that they would participate this year. Earth Day 2018 is Saturday, April 28, 2018 and the event is held at Core Creek Park. Ms. Khan said that she would like the EAC to do something grand this year promoting the Upper Makefield and Washington Crossing area. Much discussion followed with Earth Day ideas. Mr. Baldwin added that help is needed on the day of the event.

### **Adjournment**

A motion was made by Mr. Baldwin and seconded by Mr. Wiseman to adjourn the meeting by 8:30 p.m. Motion carried by a unanimous vote.

Respectfully submitted,  
Debra McFadden

Approved: March 13, 2018