

## **Upper Makefield Board of Supervisors December 17, 2024 Meeting Minutes**

The December 17, 2024 public meeting of the Upper Makefield Township Board of Supervisors was called to order by Chair Yvette Taylor at 7:30 p.m. In attendance were the following members of the Board of Supervisors: Chair Yvette Taylor, Vice Chair Ben Weldon, Treasurer Braun Taylor, Member Tom Cino and Member Tim Thomas. Also in attendance were Assistant Township Manager Judy Caporiccio, Township Solicitor Will Oetinger, Esq., Planning & Zoning Director Denise Burmester and Chief Mark Schmidt.

### **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Ms. Taylor led in the recitation of the Pledge of Allegiance which was followed by a moment of silence.

### **ANNOUNCEMENTS**

Ms. Taylor made the following announcements:

- The Upper Makefield Fire Company's Santa Parade and Betsy's Basket Food Drive will take place this Sunday, December 22 beginning at 10 a.m. Find the parade route on their website at [umfc.org](http://umfc.org). Santa will be at the Taylorsville Road Firehouse following the parade from approximately 4:30-5:30 for pictures.
- The 72<sup>nd</sup> Crossing Reenactment will take place on Christmas Day. Celebrations begin at Washington Crossing Historic Park at noon with the Crossing at 1:00 p.m.
- Township offices will be closed for the holidays on December 24 and 25 and January 1, 2025.
- The Reorganization meeting of the Board of Supervisors will be held at 7:30 p.m. on Monday, January 6, 2025.

Bridge Update:

- The next meeting of the Delaware River Joint Toll Bridge Commission is Monday, December 23 at 10:30 a.m. Residents are encouraged to attend, either virtually or in person, as the Township continues to do, to stay apprised of the status of the Washington Crossing Bridge Project and provide comment on the project. As noted at the last meeting, the Toll Bridge Commission has created a website where they will post updates and material related to the Washington Crossing Bridge Alternatives Analysis. The website address is [www.washingtoncrossingbridge.com](http://www.washingtoncrossingbridge.com).

### **PUBLIC COMMENT**

Joe Imbesi, 1735 Lands End Road, Manalapan, Florida, addressed comments made during public comment at previous Board of Supervisors meetings about a property he and his family own at 43 Van Zant Road. Mr. Imbesi provided background that the property is rented to a tenant who operates a horse farm and provides horseback riding lessons. He referenced onsite meetings with Township staff and neighbors held when the property was purchased to address concerns and expressed the family's desire to be good neighbors. Mr. Imbesi disputed each of the claims made at the Supervisors' meetings, including manure and pasture management, environmental protections, dust control and septic runoff.

Sonia Gunter, 250 Lurgan Road and one of the owners of 43 Van Zant Road, expressed that she visits the horse farm weekly and disputes claims made about property maintenance. She also noted that this is private property and neighbors entering without permission is trespassing.

John Mariano, 1328 Deep Run Road, Ottsville, is in partnership with the farm and listed some of the improvements and purchases made to improve the property totaling over \$100,000. He expressed support for the operator of the business and her work teaching children.

Tony Imbesi, 188 Bal Bay Drive, Bal Harbour, Florida, and one of the owners of 43 Van Zant Road, spoke in support of the tenant operating the horse farm. He stated that the family wants to be good stewards of the farm and is willing to work with the Township.

Joey Imbesi, Okeechobee, Florida and one of the owners of 43 Van Zant Road, provided background on the seven farms the family owns in several states and the emotional connection of the vocation. He disputed the comments made about the property and supported the operator of the horse farm.

Heather Metz, 43 Van Zant Road tenant and owner of HM Equestrian & Sport Horse, expressed pride in her operation and work ethic and disputed claims made at the public meeting. She offered to answer questions and work with the Township. She also noted that the farm is on private property and entering without permission is trespassing.

Discussion followed, and Ms. Taylor encouraged residents to contact the Township with concerns to work toward resolution.

Mr. Cino emphasized the importance of buyers and property owners to communicate with the Township to understand and comply with any existing conditions for use.

#### **APPROVAL OF MINUTES AND BILLS PAYABLE**

A motion was made by Mr. Cino and seconded by Mr. Weldon to approve the December 3, 2024 meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Mr. Thomas to approve the December 17, 2024 Bills Payable List in the amount of \$619,519.76. Motion carried by unanimous vote.

#### **PLANNING & ZONING ISSUES**

There were no Planning & Zoning issues.

#### **SOLICITOR'S REPORT**

There was no Solicitor's report.

#### **ASSISTANT MANAGER'S REPORT**

##### **Township Manager**

Ms. Caporiccio stated that Mr. Nyman has expressed his intention to retire. Discussion followed, and a motion was made by Mr. Cino and seconded by Mr. Weldon to authorize advertisement of the Township Manager position. Motion carried by unanimous vote.

#### **ENGINEER'S REPORT**

There was no Engineer's report.

#### **BOARD AND COMMISSION REPORTS**

Ms. Taylor announced that the following minutes were included in Board packets:

- Investment Committee – August 15, 2024

**DEPARTMENT REPORTS**

Ms. Taylor announced that the following department reports were provided:

- Planning & Zoning Department
- Finance Department
- Fire Departments
- Emergency Services
- Fire Marshal
- Police Department
- Public Works Department

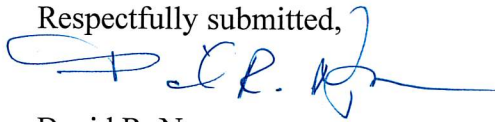
**PUBLIC COMMENT**

Richard Decker, 36 Van Zant Road, said his concern at the horse farm located at 43 Van Zant Road was about the effect of manure maintenance on his property across the street, which he relayed to the tenant.

**ADJOURNMENT**

A motion was made by Mr. Cino and seconded by Mr. Weldon to adjourn the meeting at 8:12 p.m.

Respectfully submitted,



David R. Nyman  
Township Manager

Approved: January 6, 2025