Upper Makefield Board of Supervisors
April 1, 2025 Meeting Minutes

The April 1, 2025 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 Township Manager David R. Nyman, Assistant Township Manager Judy Caporiccio, Township Solicitor Will Oetinger, Esq., Township Engineer Amanda Fuller, P.E., Planning & Zoning Director Denise Burmester and Chief 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 in remembrance of Planning Commission member Phil Feig, who passed.

ANNOUNCEMENTS

Ms. Taylor made the following announcements:

- Regarding the Sunoco pipeline leak, the Township continues to post updates related to the leak on the Township website, and we encourage residents to monitor the website regularly for new information. The Township's Project Manager Dave Fennimore will schedule his next meeting with Mt. Eyre Neighborhood residents regarding the leak after Sunoco's April 18 deadline to provide the Site Characterization Plan to allow Mr. Fennimore time to review the Plan and provide an update along with DEP. Sunoco has posted on their website that their next TeleTownhall is scheduled for Thursday, April 24 from 7:00 p.m. - 8:30 p.m. Call in information is posted on the Township website.
- This Saturday, April 5 is the first Household Hazardous Waste Collection event of 2025. It will be held at Bucks County Community College in Newtown from 8:30 a.m. to 2 p.m., rain or shine. Visit the recycling page of the Bucks County Planning Commission website for details.
- Registration is now open for the 43rd annual Rev Run. Information is available on the Township website and at RevRunPA.com.
- An Executive Session was held prior to tonight's meeting for personnel matters.

Bridge Update:
The next meeting of the Delaware River Joint Toll Bridge Commission is Monday, April 28 at 10:30 a.m. Residents are encouraged to attend virtually or in person to stay informed of the status and provide comment on the Washington Crossing Bridge Project. The Toll Bridge Commission has a dedicated website for the project, www.washingtoncrossingbridge.com, where they post updates.

Ms. Taylor acknowledged that former Supervisor Ed Ford was in attendance.

Mr. Thomas thanked Supervisors Braun Taylor and Tom Cino, the Public Works Department staff and all who participated in the Trash Pickup Day along Taylorsville Road on March 29.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES AND BILLS PAYABLE

A motion was made by Mr. Cino and seconded by Mr. Weldon to approve the March 11, 2025 Board of Supervisors/Sunoco meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Mr. Weldon to approve the March 4, 2025 Board of Supervisors meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Mr. Thomas to approve the February 27, 2025 Board of Supervisors/Sunoco meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Mr. Weldon to approve the April 1, 2025 Bills Payable List in the amount of $711,303.83. Motion carried by unanimous vote.

PLANNING & ZONING ISSUES

Prutkin Stormwater Waiver, 16 Woodside Lane

Ms. Prutkin of 16 Woodside Lane, provided an overview of her application requesting a waiver from the stormwater ordinance for modification to an existing patio for the reconstruction of part of the patio to an enclosed porch. Following discussion, the applicant withdrew this application to consider redesign of the project.

Resolution No. 2025-04-01-01 – U.S. Highlands Program

Ms. Burmester provided an overview the EAC recommendation to authorize the Township's inclusion in the U.S. Highlands Program. which would allow the Township to assist highland area conservation efforts and qualify for financial and technical assistance in preservation efforts within the federal Highlands boundary. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Weldon to approve Resolution No. 2025-04-01-01. Motion carried by unanimous vote.

Schultze Zoning Hearing Board Application, 1313 Lord Sterling Road

Ms. Burmester provided an overview of the application requesting a special exemption and a variance to convert a commercial office into a mixed-use space with both commercial office space and an owner-occupied apartment. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Thomas to take a neutral position regarding this application. Motion carried by unanimous vote.

Bucks Beautiful Program Application

Edward Hale, Vice Chair of the EAC, provided an overview of the Bucks Beautiful Program application prepared by the EAC for daffodil bulb plantings at Brownsburg Park and Lookout Park. Funds for the Township match of $5,000 were included in the 2025 EAC budget. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Weldon to authorize submission of an application to the Bucks Beautiful Program. Motion carried by unanimous vote.

Ms. Burmester announced that plans for the Kaniewski Ranch project were ready for Board signatures.

Community Rating System (CRS) Progress Report

Ms. Burmester noted that the Township's annual recertification report for the Township's CRS Floodplain Management Plan is in Board packets.

SOLICITOR'S REPORT

Resolution No. 2025-04-01-02 – Accepting Deed of Dedication for Parcel #47-017-004 on Washington Crossing Road

Mr. Oetinger provided an overview of Resolution No. 2025-04-01-02 accepting the Deed of Dedication for Parcel #47-017-004 on Washington Crossing Road from Dolington Land, L.P. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Weldon to approve Resolution No. 2025-04-01-02. Motion carried by unanimous vote.

Jointure Ordinance Update and Cost Option

Mr. Oetinger provided a summary of three options with cost estimates for updating the Jointure Ordinance as outlined in the Bucks County Planning Commission letter dated February 13, 2025.

Following discussion, a motion was made by Mr. Cino and seconded by Mr. Thomas to approve all three options to allow the Jointure to determine the best option for the update. Motion carried by unanimous vote.

Jointure Ordinance No. 2022-01 – Wireless Telecommunications Facilities
Mr. Oetinger provided an overview of Jointure Ordinance No. 2022-01, Wireless Telecommunications Facilities. A motion was made by Mr. Cino and seconded by Mr. Weldon to recommend advertisement and adoption of Jointure Ordinance No. 2022-01 subject to the conditions recommended by the Planning Commission in the Solicitor's letter dated March 20, 2025. Motion carried by unanimous vote.

Jointure Ordinance No. 2022-03 – Off Premises Signs (Billboards)
Mr. Oetinger provided an overview of Jointure Ordinance No. 2022-03, Off Premises Signs (Billboards). A motion was made by Mr. Cino and seconded by Mr. Thomas to recommend advertisement and adoption of Jointure Ordinance No. 2022-03 subject to the conditions recommended by the Planning Commission in the Solicitors' letter dated March 20, 2025. Motion carried by unanimous vote.

MANAGER'S REPORT

2025 Stone and Asphalt Bids
Mr. Nyman provided an overview of the 2025 Stone and Asphalt Bid. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Thomas to ratify his acceptance of the 2025 Stone/Asphalt Bid to Plumstead Materials and Miller Materials as outlined in Public Works Superintendent Matt Gorman's memo dated February 28, 2025. Motion carried by unanimous vote.

Park & Recreation Board Request for Playground Consultant for Brownsburg Park
Mr. Nyman provided an overview of the request for a playground consultant for Brownsburg Park. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Weldon to approve the request for a playground consultant for an amount not to exceed $2,500. Motion carried by unanimous vote.

Township Parks Grounds Maintenance
Mr. Nyman provided an overview of the 2025 Township Parks Grounds Maintenance proposals and recommended accepting the proposal of Synder Land Services in the amount of $20,940. A motion was made by Mr. Cino and seconded by Mr. Thomas to accept the proposal of Snyder Land Services in the amount of $20,940. for Township parks grounds maintenance services for 2025. Motion carried by unanimous vote.

Interim Township Manager Consideration
A motion was made by Mr. Cino and seconded by Mr. Weldon to hire Terry Fedorchak as Interim Township Manager. Motion carried by unanimous vote.

Ms. Taylor acknowledged Mr. Nyman's retirement, and the Board expressed thanks and appreciation for his work as Township Manager.

Township Right to Know Officer/Secretary
A motion was made by Mr. Cino and seconded by Mr. Weldon to appoint Terry Fedorchak as Township Right to Know Officer/Secretary. Motion carried by unanimous vote.

Lafayette College Meyner Center Proposal for Manager Search
A motion was made by Mr. Weldon and seconded by Mr. Cino to accept the proposal of Lafayette College Meyner Center to conduct a Township Manager search for an amount not to exceed $8,500. Motion carried by unanimous vote.

ENGINEER'S REPORT

Jericho Creek H & H (Hydrologic and Hydraulic) Analysis
Ms. Fuller provided a presentation summarizing the Jericho Creek Hydraulic & Hydrologic Analysis of four locations (London Court & ADR/Kudra, Sycamore Farms North, Patel, Sycamore Farms South) and a combined model. Ms. Fuller recommended pursuing the project on the Sycamore Farm North property for a streambank stabilization/restoration project, a portion of which will satisfy the Township's MS4 credits. Two grant opportunities were presented to help fund this project. Following discussion, a motion was made by Mr. Weldon and seconded by Mr. Thomas to authorize the Township Engineer to prepare an application for a DCED Flood Mitigation Program Grant in the amount of $500,000.00 for the Sycamore Farm North Streambank Stabilization Project. Motion carried by unanimous vote. A resolution to authorize submitting the application will be on an upcoming Board agenda.

Mr. Cino requested that the EAC review the project again before the funding request is submitted.

Mr. Oetinger was asked to research the Riparian Grant documents for an opinion on whether the Riparian Grant Fund could be used for this project.

Dr. Ed Ford, 995 Washington Crossing Road, spoke in opposition to the project due to the cost with limited stormwater benefit, and he encouraged reforestation and no mow zones as better options.

A motion was made by Mr. Weldon and seconded by Mr. Thomas to authorize Township Engineer to prepare an application for a DEP Growing Greener Grant in the amount of $500,000.00 for the Sycamore Farms North Streambank Stabilization Project. Motion carried by unanimous vote. A resolution to authorize submitting the application will be on an upcoming Board agenda.

BOARD AND COMMISSION REPORTS

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

- Environmental Advisory Council - February 18, 2025
- Park & Recreation Board - January 13, 2025
- Planning Commission - January 15, 2025

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

Ellen Radow, 9 Timber Knoll Drive and EAC member, was supportive of the Sycamore Farms Streambank Restoration Project and grant application noting benefits to both stormwater management

and to the Township's MS4 program requirements. She suggested a review of the riparian grant application process and inquired about the status of the Township's efforts to establish a historic designation area in the Washington Crossing Village.

Dr. Ed Ford recommended increased efforts to promote reforestation, increased riparian stream buffers and no mow zones to manage storm water runoff.

Mr. Thomas and the Board again thanked Mr. Nyman for his longtime efforts as Township Manager to benefit the Upper Makefield community and for being a mentor to newly elected supervisors.

ADJOURNMENT

A motion was made by Mr. Thomas and seconded by Mr. Weldon to adjourn the meeting at 9:42 p.m.

Respectfully submitted,

Judy Caporiccio

Judy Caporiccio
Assistant Township Manager
Approved: May 6, 2025