

Upper Makefield Planning Commission

April 16, 2025 Meeting Minutes

The April 16, 2025 public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Kathleen Pisauero at 7:00 p.m. In attendance were the following members of the Planning Commission: Kathleen Pisauero, Bud Baldwin, Harry Barfoot, and Leena Saini. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Liaison Braun Taylor, and Planning & Zoning Director Denise Burmester.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

- In remembrance of Phil Feig and Jack Wiseman, Planning Commission members who recently passed away.

CONFIRMATION OF QUORUM

Chair Kathleen Pisauero confirmed a quorum.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

A motion was made by Mr. Baldwin and seconded by Ms. Saini to approve the March 19, 2025 meeting minutes. Motion carried by a unanimous vote.

WHYTE SUBDIVISION – SKETCH PLAN – 1458 WRIGHTSTOWN ROAD

Mr. Tim Duffy of Hill Wallack, LLC provided an overview of the Sketch Plan application requesting the possible subdivision of the property of the late Mr. & Mrs. Whyte at 1458 & 1450 Wrightstown Rd.

Discussion followed with the following topics:

- History of the property that is deeded to Mr. and Mrs. Whyte February 1996. Mr. and Mrs. Whyte then subdivided the property into two lots in November 1996. The Subdivision from 1996 has a stipulation via restrictive covenant that there should not be any further subdivision. Additionally, the property has a preservation in place. There was a request for further subdivision made on this property in the past for which there was a court decision ruling no further subdivision.
- Planning Commission members requested the applicant provide assurances that the property would not be subdivided further if this waiver was granted. The applicant stated that the deeds would specifically have the terms listed, as in the past it was a separate document for the restrictions.
- The Township Solicitor, Will Oetinger, explained the prior Court decision for this property. It was noted that the Township stands on firm ground with the Court ruling regarding additional subdivision.
- Planning Commission members discussed how granting this waiver could impact future requests and the adverse position for the Township with all subdivisions with the same stipulations.

- The Planning Commission members stated that the preservation of the property restrictions and covenants is of utmost importance to the Commission.
- Mr. Duffy pled that what is being asked for would not impact the future and noted that the property owners did not receive any payment for the land. It was noted there is no open space on these properties.
- The Committee stated that they do not see any overriding evidence or hardship as to why to overturn this historic covenant at this time. It was recommended that the applicant consider the addition of an Open Space Conservation Easement for consideration with the waiver request.
- The applicant requested, and the Township Solicitor agreed, the request can be taken to the Board of Supervisors.

LIAISON REPORT

Board of Supervisors – Braun Taylor

Mr. Taylor provided a Board of Supervisor status for the following topics:

- Mr. Taylor stated he did attend the last Delaware River Bridge Commission meeting. He inquired about the timeline for the public participation part of the process. He was told that nothing was scheduled yet and he asked for a “ballpark”. They still did not give a clear answer.
- Next update for the Pipeline Leak is a tele-Townhall on Thursday, April 24th, hosted by Energy Transfer. The format of the meeting has changed dramatically, due to the lawsuit filed by the property owners against Energy Transfer. Mr. Taylor explained that Sunoco is now testing with diagnostic tools, checking for cracks, leaks etc. The question was raised about the 80% flow of the product, and it was relayed that the operational capacity is PHSMA’s responsibility, and the Township would not necessarily know that answer.
- The BOS appointed an interim Township Manager, Terry Fedorchak. He comes with a long resume of being an interim Manager and then passing the baton to the new Manager. Supervisor’s will continue the search for the best candidate for the position.
- The BOS has authorized a program the EAC has been working on, Bucks Beautiful Program. This is the planting of bulbs at the parks.
- BOS authorized the Township Engineer to apply for two grants for \$500,000.00 each for a project along Jericho Creek (stream beds and stabilization). Next meeting to authorize submission.
- Community Day, September 20th - Booth needed from Planning Commission.

ADJOURNMENT

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to adjourn the meeting at 7:45 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: June 18, 2025