

Upper Makefield Board of Supervisors

June 3, 2025 Meeting Minutes

The June 3, 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 Interim Township Manager Terry Fedorchak, Assistant Township Manager Judy Caporiccio, Township Solicitor Will Oetinger, Esq., Township Engineer Amanda Fuller, P.E., Planning & Zoning Director Denise Burmester, Public Works Superintendent Matt Gorman 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.

ANNOUNCEMENTS

Ms. Taylor made the following announcements:

- Regarding the Sunoco pipeline leak, the Pipeline and Hazardous Materials Safety Administration (PHMSA) has indicated that they will hold a virtual information briefing on June 25 at 7 p.m. Eastern Standard Time. PHMSA will create a page on their website with the details of the event and provide a registration link, and the Township will provide a link to that page on our website.
- The next Household Hazardous Waste Collection event is on June 28 at Central Bucks South High School in Warrington. It runs from 8:30 a.m. until 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 to consult with the solicitor regarding litigation.

Bridge Update:

- The next meeting of the Delaware River Joint Toll Bridge Commission is Monday, June 30 at 10:30 a.m. The Township continues to attend the meetings and encourages residents to attend as well, either virtually or in person. The Toll Bridge Commission has a dedicated website where they post updates, www.washingtoncrossingbridge.com.

Mr. Thomas shared a reminder everyone that Community Day is September 20.

SPECIAL ITEM

Mr. Fennimore provided an update on the Sunoco Pipeline leak in Mt. Eyre Manor. He noted that PHMSA has scheduled a virtual meeting on June 25 in response to a letter from the Township requesting that PHMSA address and explain the corrective measures in the Consent Order, the schedule for implementation, and PHMSA's review and approval processes.

Mr. Fennimore then provided details that three recovery wells were drilled on Glenwood Drive, work was completed in accordance with sound mitigation, traffic control, and air monitoring requirements, and he explained the next steps in the process. The Township has relayed to DEP a need for a more aggressive approach for recovery. A map noting locations of proposed site characterization wells has been requested by the Township and received from Energy Transfer, which will be posted on the Township website. Locations are subject to adjustment based on continued data collection.

Additionally, Mr. Fennimore noted that a proposal for an Alternative Water Supply Feasibility Study to evaluate three options has been drafted but not yet funded. Energy Transfer has indicated that they believe more data is needed from site characterization and recovery first.

PUBLIC COMMENT

Kathleen Budd, 1295 River Road, thanked the Township for reducing the speed limit in front of her home and encouraged vigilant enforcement for both speed and noise.

Dan LaHart, 114 Spencer Road, asked questions about recovery wells and the feasibility study.

Kat LaHart, 114 Spencer Road, asked procedural questions about a feasibility study and the cadence of communication.

Joe Babiacz, 102 Crestwood Road, questioned whether any options in the feasibility study can be pursued independently of recovery efforts.

Kimberly Smith, 102 Spencer Road, urged residents and elected officials to keep pressure on Energy Transfer. She emphasized that there are continued concerns about air and soil quality, disruption to the neighborhood, and lack of transparency from Energy Transfer.

APPROVAL OF MINUTES AND BILLS PAYABLE

A motion was made by Mr. Cino and seconded by Mr. Thomas to approve May 6, 2025 meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Mr. Weldon to approve the June 3, 2025 Bills Payable List in the amount of \$950,130.34. Motion carried by unanimous vote.

PLANNING & ZONING ISSUES

Whyte Subdivision Sketch Plan, 1458 Wrightstown Road

Ms. Burmester provided an overview of the Sketch Plan to subdivide a two-lot subdivision into 3 lots creating a new lot with a single-family dwelling; reducing the lot size where there is an existing dwelling, barn and shed; and expanding a lot with an existing single-family dwelling. She provided history that a proposal to subdivide in 2004 was denied due to a deed restriction, which was upheld by a Court Decision.

Ms. Taylor recused herself due to attorney-client privilege. Vice Chair Weldon presided over this agenda item.

Attorney Tim Duffy represented the applicant and explained that this would be a residential subdivision, different from the prior request which was to subdivide for a house of worship. The Sketch Plan is being presented to get feedback from the Township on willingness to waive strict application of the deed restriction before proceeding with an engineered project. Mr. Oetinger provided further clarification. Discussion followed. The applicant was encouraged to consider environmental improvements with any formal submissions.

SOLICITOR'S REPORT

There was no Solicitor's Report.

INTERIM MANAGER'S REPORT

Public Works Dump Truck Upfitting

A motion was made by Mr. Cino and seconded by Mr. Weldon to approve the proposal of Triad Truck Equipment in the amount of \$104,710.00 to upfit the 2026 International dump truck. Motion carried by unanimous vote.

Enclave Wastewater Treatment Plant Membrane Filter Replacement

A motion was made by Mr. Cino and seconded by Mr. Thomas to accept proposal of COSTARS vendor Eastern Environmental Contractors in the amount of \$43,550.00 for the installation of replacement membranes for the Enclave Wastewater Treatment Plant. Motion carried by unanimous vote.

Committee Appointments

Planning Commission

A motion was made by Mr. Weldon and seconded by Mr. Thomas to appoint Sean Cottrell to the Planning Commission to fill a vacancy for a term which expires December 31, 2026. Motion carried by unanimous vote.

A motion was made by Mr. Taylor and seconded by Mr. Weldon to appoint Heather Kouverus to the Planning Commission to fill a vacancy for a term which expires December 31, 2026. Motion carried by unanimous vote.

Environmental Advisory Council

A motion was made by Mr. Weldon and seconded by Mr. Thomas to appoint Elizabeth Ferrante to the Environmental Advisory Council to fill a vacancy for a term which expires December 31, 2026. Motion carried by unanimous vote.

ENGINEER'S REPORT

MS4 Annual Report/Update

Ms. Fuller provided a presentation of the Township's Municipal Separate Sewer System (MS4) Program, including suggestions for residents to prevent stormwater runoff pollution.

Streetscape Improvements Update – General Washington Memorial Blvd

Ms. Fuller provided an update on the revised scope of the Washington Crossing Streetscape Project to meet budget constraints following receipt of a DCED Multimodal Grant in the amount of \$575,00, less than half of the amount requested. Construction, design, traffic and safety improvements are still included, including decorative crosswalks, some sidewalks, and curb bump outs at River Road. She noted that the awards for the PennDOT Multimodal Grant have not yet been announced, and elements can be added back if the Township receives a grant award.

BOARD AND COMMISSION REPORTS

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

- Investment Committee – February 20, 2025
- Park & Recreation Board – March 10, 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

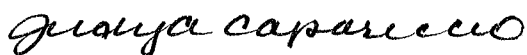
PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

A motion was made by Mr. Cino and seconded by Mr. Weldon to adjourn the meeting at 9:09 p.m.

Respectfully submitted,



Judy A. Caporiccio
Assistant Township Manager
Approved: July 1, 2025