

## **Upper Makefield Planning Commission**

### **June 18, 2025 Meeting Minutes**

The June 18, 2025 public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Kathleen Pisauro at 7:00 p.m. In attendance were the following members of the Planning Commission: Kathleen Pisauro, Bud Baldwin, Harry Barfoot, Leena Saini, Heather Kouveras, and Sean Cottrell. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Liaison Braun Taylor, Township Engineer Jacob Rigg and Planning & Zoning Director Denise Burmester.

#### **PLEDGE OF ALLEGIANCE**

#### **CONFIRMATION OF QUORUM**

Chair Kathleen Pisauro confirmed a quorum.

#### **PUBLIC COMMENT**

There was no public comment.

#### **APPROVAL OF MINUTES**

##### **April 16, 2025**

A motion was made by Mr. Baldwin and seconded by Ms. Saini to approve the April 16, 2025 meeting minutes as written. Motion carried by a unanimous vote.

##### **May 21, 2025**

A motion was made by Mr. Baldwin and seconded by Ms. Saini to approve the May 21, 2025 meeting minutes as written. Motion carried by a unanimous vote.

#### **HAMMER – SUBDIVISION – PRELIMINARY/FINAL – 192 PINE LN/2799 WINDY BUSH**

Justin Geonnotti of Dynamic Engineers provided an overview of the applications requesting Subdivision of above properties.

Discussion followed with the following topics:

- Split Municipality property (between Upper Makefield and Wrightstown Twps.)
- Only waiver being requested is to combine Preliminary and Final Plans as one to accommodate not having to come back multiple times.
- PennDOT approval for the driveway for single-family house is pending.
- Stormwater requirements will be met as documented in the Township Engineering letter.
- Streetlights – Applicant stated they will seek a waiver for this provision to the Board. The Committee recommends having additional lighting or front pillars with lighting.

A motion was made by Mr. Baldwin and seconded by Ms. Saini to approve the Waiver for the submission for Preliminary and Final together and recommend this for approval based on the Gilmore Engineering letter of May 13, 2025. Motion carried by a unanimous vote.

### **BRZEZINSKI – CONDITIONAL USE – 868 DOLINGTON ACRES ROAD**

Heath Dumack of Dumack Engineering provided an overview of the applications requesting Conditional Use for the driveway crossing of the Riparian Zone.

Discussion followed with the following topics:

- Demolished the existing home due to disrepair. Sealed and capped the well and sealed the Septic. Wants to build single-family home.
- The Committee questioned why they are crossing the stream with a paved driveway and had concerns.
- Mr. Brzezinski stated he wants to reuse the existing culverts. The Committee asked about downstream impact, and it was answered that there was no impact by Mr. Dumack.
- Mr. Oetinger stated garage is showing in Zone 2 and will require a special exception or move the garage.
- Questions were raised regarding Mr. Brzezinski's construction business and housing of equipment at his home. Mr. Brzezinski said there is no business operation at his property and that the business is located in Fairless Hills, PA.
- Impervious coverage was discussed; Mr. Dumack stated they intend to stay within the allotted coverage.
- The Committee stated concern of the size of the present pipe and that it may need to be larger and possible need to be enlarged in the future.
- There are two culverts on the property and Dumack agreed to remove one culvert downstream which would improve the stream flow.
- Concern from the Committee for the large number of trees that are set to be removed.

A motion was made by Ms. Pisauero and seconded by Ms. Saini to recommend approval of the Conditional Use Application to be presented to the Board of Supervisors with conditions listed:

- Compliance with the March 28, 2025 Gilmore Engineering letter.
- Subject to presumption that no zoning ordinance or stormwater management relief is required.
- Subject to analysis of culverts and compliance with the Township Engineers with respect to culvert sizes.
- Subject to condition that a no-mow zone will be established on both sides of the stream corridor. (Zone 1 and Zone 2)

Mr. Baldwin abstained. Motion carried with a 5 to 0 vote.

### **BCPC – TRANSPORTATION IMPROVEMENT INVENTORY**

Ms. Burmester provided an overview of the Transportation Improvement Inventory Project, which is Bucks County Planning Commission looking into potential projects so they can have an idea of what Townships may need for traffic improvement. The last known listing was from 2023. BCPC is looking to have all updates by August 1, 2025 (for traveling by car, bike and pedestrian; consideration for ADA compliance). This information is given to the Bucks County Planning

Commission who then forwards to the Delaware River Regional Planning Commission. This project identifies more projects in the area that may bring more funding to the area.

Discussion commenced regarding different areas that need attention. Gilmore Engineers will be presenting a conceptual plan to the Board of Supervisors for approval. Committee members were invited to offer any additional ideas to the Zoning Officer who will then present to Gilmore Engineers.

### **JMZO ORDINANCES**

#### **Billboard Ordinance**

Will Oetinger, Esq., Township Solicitor, explained the Ordinance and reviewed the redline draft with the Commission. Discussion regarding the present language of “church”, with a recommendation to change to “house of worship”.

A motion was made by Mr. Cottrell and seconded by Mr. Baldwin to approve the adoption of the Ordinance, subject to the changes that were noted. Motion carried by a unanimous vote.

#### **Wireless Communication Ordinance**

Will Oetinger, Esq, Township Solicitor, explained the Ordinance and the treatment of wireless facilities. He confirmed that the questions sent previously were already discussed and Township is being asked to confirm these answers.

A motion was made by Mr. Barfoot and seconded by Ms. Saini to accept the lots and setbacks chosen in the original discussion with no changes. Motion carried by a unanimous vote.

### **LIAISON REPORT**

#### **Board of Supervisors – Braun Taylor**

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

- Delaware River Memorial Bridge Meeting – 6/30/25 at 10:30 a.m.
- Sunoco Fuel Spill – No new information
- Street Scape Discussion
- Upcoming Events: RevRun July 4th and Community Day September 20<sup>th</sup>

### **ADJOURNMENT**

A motion was made by Ms. Kouveras and seconded by Mr. Cottrell to adjourn the meeting at 8:49 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: August 20, 2025