

## **Upper Makefield Board of Supervisors**

### **August 5, 2025 Meeting Minutes**

The August 5, 2025 public meeting of the Upper Makefield Township Board of Supervisors was called to order by Vice Chair Ben Weldon at 7:30 p.m. In attendance were the following members of the Board of Supervisors: 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 Jacob Rigg P.E., Planning & Zoning Director Denise Burmester and Chief Schmidt.

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

Mr. Weldon led in the recitation of the Pledge of Allegiance which was followed by a moment of silence.

#### **ANNOUNCEMENTS**

Mr. Weldon made the following announcements:

- Upper Makefield Community Day is on Saturday, September 20. Stop by Brownsburg Park between 10-2 to meet Township supervisors, volunteers, and staff. Learn about our Township while enjoying games and refreshments. The Public Works and emergency management teams will also be there with their vehicles for a touch a truck event.
- The County's next Household Hazardous Waste collection event will be this Saturday, August 9 at the Bucks County Tech School in Fairless Hills from 8:30 a.m. to 2 p.m., rain or shine. For details, visit the recycling page of the Bucks County Planning Commission.

Bridge Update:

- The next meeting of the Delaware River Joint Toll Bridge Commission is Monday, August 25 at 10:30 a.m. The Township continues to encourage residents to attend, either virtually or in person. Check the Toll Bridge Commission website dedicated to this project for updates, [www.washingtoncrossingbridge.com](http://www.washingtoncrossingbridge.com).

#### **SUNOCO PIPELINE UPDATE**

Mr. Fennimore noted that on July 29, the Township submitted comments on Energy Transfer's Site Characterization Work Plan that included questions about how much jet fuel was lost and how that amount was calculated. Other topics included in the comments include documentation of results of Interim Remedial Actions, soil impacts, bedrock geology, hydraulic influence of domestic well pumping, proposed site characterization tasks, standard operating procedures, soil and groundwater characterization, monitoring well installation, and evaluation of potential vapor pathways. The Township also requested that a copy of the Site Characterization Report be forwarded to the Township. Mr. Fennimore also noted that the Township has requested the results of recently completed in-line inspections and elements of the failure history evaluation.

#### **PUBLIC COMMENT**

Mike Spiro, 1151 Eagle Road, requested an update on litigation involving the property at 675 Eagle Road and expressed his continuing frustrations about the condition of that property.

Dan LaHart, 114 Spencer Road, expressed his frustration with Energy Transfer's workflow in Mt. Eyre Manor related to the pipeline leak, describing it as inconsistent with delays followed by rushed activity.

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

A motion was made by Mr. Cino and seconded by Mr. Thomas to approve July 15, 2025 Special meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Mr. Thomas to approve July 1, 2025 meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Mr. Thomas to approve the August 5, 2025 Bills Payable List in the amount of \$1,537,893.55. Motion carried by unanimous vote.

### **PLANNING & ZONING ISSUES**

There were no Planning and Zoning issues.

### **SOLICITOR'S REPORT**

#### **Brzezinski Conditional Use Hearing, 868 Dolington Acres Road**

Mr. Oetinger provided an overview of the application for a conditional use to construct a driveway, utility crossing and grading within riparian zones. Mr. Oetinger noted that the hearing was being recorded by a stenographer. A motion was made by Mr. Weldon and seconded by Mr. Taylor to adjourn the hearing into executive session at 8:19 p.m. for Board deliberation. The Board reconvened at 8:30 p.m. A motion was made by Mr. Cino and seconded by Mr. Thomas to grant conditional use approval subject to the following conditions: establish 50 ft. no mow zones on each side of the stream in Zone 1 and Zone 2 for the entire life of the stream on this property, reforestation undertaken to the satisfaction of the Township Engineer, stream bed maintained free of any debris, applicant remove one culvert as shown on the plan and maintain the second culvert clear of any obstructions. Motion carried by unanimous vote. Mr. Oetinger explained that a written Decision will be provided in 45 days at a public meeting.

#### **Jointure Ordinance No. 2022-03 – Off Premises Signs (Billboards)**

Mr. Oetinger provided an overview of Jointure Ordinance No. 2022-03 defining and regulating off premises advertising signs. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Thomas to recommend adoption and authorize advertisement of Jointure Ordinance No. 2022-03. Motion carried by unanimous vote.

#### **Parking Ordinance Amendment**

Mr. Oetinger provided an overview of the Township Parking Ordinance amendment prohibiting parking in certain areas of Dutchess Farm Estates. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Thomas to authorize advertisement of the Parking Ordinance amendment. Motion carried by unanimous vote.

#### **Ratify Addendum to Master License Agreement with Energy Transfer**

Mr. Oetinger provided an overview of the addendum to the Master License Agreement with Energy Transfer to address Energy Transfer's request to drill monitoring wells in the Township's open space property located in the Mt. Eyre neighborhood. The request by Energy Transfer was received between supervisors meetings and ratification is requested tonight. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Thomas to ratify the addendum to the Master Licensing Agreement with Energy Transfer. Motion carried by unanimous vote.

John Vanni, 121 Glenwood Drive, asked for clarification about the type of wells to be installed on the open space parcel.

Andrea Moise, 136 Glenwood Drive, requested clarification on the timeline of the drilling.

Dan LaHart, 114 Spencer Road, asked for further clarification about the scope of addendum.

Rich Metusz, 112 Glenwood, expressed frustration with the timing of the Energy Transfer request and lack of planning on their part.

### **ENGINEER'S REPORT**

There was no engineers report.

### **INTERIM MANAGER'S REPORT**

#### **2025/26 Consortium Fuel Bids**

Mr. Fedorchak provided an overview of the heating oil, diesel and gasoline bids. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Thomas to award the 2025/26 gasoline and diesel bids to Pilot Thomas Logistics and the heating oil bid to Ports Petroleum as outlined in the Lisa Panzer memo dated July 10, 2025. Motion carried by unanimous vote.

#### **Personnel Matters**

A motion was made by Mr. Cino and seconded by Mr. Thomas to hire Lynne Cooper as a part-time Finance Clerk. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Mr. Thomas to accept the application of Sergeant Dan Jones to enter the Deferred Retirement Option Program (DROP). Motion carried by unanimous vote.

### **OTHER BUSINESS**

#### **Township Manager**

Mr. Weldon provided background on the Board's process to hire a permanent Township Manager. He introduced Gregg Schuster and provided his professional background. A motion was made by Mr. Cino and seconded by Mr. Thomas to appoint Gregg Schuster as Township Manager and Township Secretary. Motion carried by unanimous vote.

The Board expressed appreciation to Mr. Fedorchak for serving as Interim Manager. A motion was then made by Mr. Cino and seconded by Mr. Thomas to approve the agreement with Terry Fedorchak to serve as a consultant to assist with the Township Manager transition. Motion carried by unanimous vote.

#### **Resolution No. 2025-08-05-01 – Right to Know Officer**

A motion was made by Mr. Cino and seconded by Mr. Thomas to approve Resolution No. 2025-08-05-01 appointing Gregg Schuster as the Right to Know Officer and establishing a Right to Know law policy. Motion carried by unanimous vote.

#### **Resolution No. 2025-08-05-02 – Authorizing Bank Signatures**

A motion was made by Mr. Cino and seconded by Mr. Thomas to approve Resolution No. 2025-08-05-02 authorizing bank signatures. Motion carried by unanimous vote.

### **BOARD AND COMMISSION REPORTS**

There were no Board and Commission Reports.

### **DEPARTMENT REPORTS**

Mr. Weldon announced that the following department reports were provided:

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

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- Public Works Department

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**PUBLIC COMMENT**

There was no public comment.

**ADJOURNMENT**

A motion was made by Mr. Cino and seconded by Mr. Thomas to adjourn the meeting at 8:55p.m.

Respectfully submitted,



Judy Caporiccio  
Assistant Township Manager  
Approved: September 2, 2025