

Upper Makefield Board of Supervisors September 2, 2025 Meeting Minutes

The September 2, 2025 public meeting of the Upper Makefield Township Board of Supervisors was called to order by Chair Yvette Taylor at 7: 29 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 Gregg Schuster, 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

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:

- Upper Makefield Community Day and Inaugural Bike Ride is on Saturday, September 20. The bike ride begins at 8 a.m. and ends at Brownsburg Park, where Community Day begins at 10 and lasts until 2. There will be food, games, activities and a touch-a-truck event featuring public works, fire and emergency services vehicles. Contact Supervisor Thomas if interested in participating in the bike ride.
- PA Department of Environmental Protection is holding a virtual meeting on September 9 from 6-7:30 p.m. to update on the Energy Transfer pipeline leak. Registration is required. Information is available on the Township website.
- Energy Transfer is also holding a meeting on September 15 at 7 p.m. at The Crossing Church. This is an in-person meeting to receive comments on their Interim Site Characterization Report, pursuant to Act 2. Comments outside of this scope can be submitted by email or phone. Details and a link to the Energy Transfer website are posted on the Township website.
- The Township has a new Facebook page. The Police Facebook is still active; the Township account is another way to get information out to the residents.

Bridge Update:

- The Township remains committed to monitoring the Bridge project and supervisors attend monthly meetings of the Delaware River Joint Toll Bridge Commission. Their next meeting is Monday, September 22 at 10:30 a.m. Residents are encouraged to attend virtually or in person. Find project updates on the Toll Bridge Commission website dedicated to this project at washingtoncrossingbridge.com.

Mr. Thomas requested that an item be placed on the next Board of Supervisors agenda to consider funding a Water Alternatives Feasibility Study in the Mt. Eyre neighborhood to address options to provide safe drinking water concerns as a result of the Sunoco pipeline leak. He also requested an executive session with the Township Solicitor to discuss any related legal issues.

Mr. Cino acknowledged the first day of school and wished students a successful year.

SUNOCO PIPELINE UPDATE

Mr. Fennimore provided an update on the Sunoco Pipeline leak in Mt. Eyre Manor. He noted that the Interim Site Characterization Report was released to the Township just before this meeting so it has not yet been reviewed. Some of the significant information included in the report relates to soil excavation, soil gas investigation, monitoring and recovery wells, and vapor intrusions. Energy Transfer will hold an in-person meeting on September 15, 2025 to address questions related to the report. Mr. Fennimore then provided updates on site characterization activities completed since the last meeting and current

remediation activities. He shared that Energy Transfer has indicated that they plan to design a mechanized total fluid recovery system as a potential remediation enhancement, and that Energy Transfer has two digs planned in the Township in October. Dig locations have not yet been disclosed to the Township.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES AND BILLS PAYABLE

A motion was made by Mr. Weldon and seconded by Mr. Cino to approve August 5, 2025 meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Weldon and seconded by Mr. Cino to approve the September 2, 2025 Bills Payable List in the amount of \$442,177.66 Motion carried by unanimous vote.

PLANNING & ZONING ISSUES

Heritage Pharmacy, 1099 General Knox Road

Ed Murphy, Esq., represented the applicant and provided an overview of the application to relocate Heritage Pharmacy from its current location to the adjacent property at 1099 General Knox Road. The proposal includes an addition, improvements to the walkway for ADA accessibility, and improvements to the parking area. Discussion followed and a motion was made by Mr. Cino and seconded by Mr. Weldon to consider approval of waivers requested by Heritage Pharmacy with the deferment of the sidewalk waiver to be placed in a restricted covenant. Motion carried by unanimous vote.

A motion was then made by Mr. Cino and seconded by Mr. Weldon to approve the Heritage Pharmacy Preliminary/Final Land Development Plan subject to compliance with the August 1, 2025 Gilmore & Associates Review Letter with the exception of the modification of the waiver already granted. Motion carried by unanimous vote.

King Certificate of Appropriateness, 821 Dolington Acres Road

Ms. Burmester provided an overview of the request for an addition to the house for an accessory apartment. She noted that the request has been reviewed and recommended by the HARB. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Thomas to approve the King Certificate of Appropriateness. Motion carried by unanimous vote.

SOLICITOR'S REPORT

Mattern Conditional Use Hearing, 1065 Eagle Road

Mr. Oetinger provided an overview of the application for a conditional use to convert an existing barn to an accessory apartment for use by family members. Mr. Oetinger noted that the hearing was recorded by a stenographer. Following discussion, a motion was made by Mr. Weldon and seconded by Mr. Cino to grant conditional use approval subject to the following conditions: compliance with the Township Engineer's Review Letter, that the applicant obtain approval from the Bucks County Health Department for sewage disposal, that the applicant maintain a source of potable water, and that the applicant enter into a Declaration of Covenants guaranteeing that a family member will live at the accessory dwelling unit, and that the accessory dwelling unit will not be used for for-profit purposes, including short-term and long-term rentals. Motion carried by unanimous vote.

Supervisor Compensation Ordinance

Mr. Oetinger provided an overview of the ordinance amending supervisors' compensation. Discussion followed and a motion was made by Mr. Thomas and seconded by Mr. Cino to authorize advertisement

of the Supervisor Compensation Ordinance. The motion failed by a vote of 2-3 with Mr. Thomas and Mr. Cino voting in support. Mr. Taylor, Mr. Weldon, and Ms. Taylor opposed.

Gorsky Declaration of Covenants, 2963 Windy Bush Road

Mr. Oetinger provided an overview of the amendment to the Declaration of Covenants for 2963 Windy Bush Road to consolidate two lots into one lot, thereby reducing the number of building envelopes to one. The owner seeks to construct one single-family dwelling. A motion was made by Mr. Cino and seconded by Weldon to authorize execution of the revised Declaration of Covenants. Motion carried by unanimous vote. A motion was then made by Mr. Cino and seconded by Mr. Weldon to authorize execution of the Stormwater Agreement requiring the posting of financial security. Motion carried by unanimous vote.

Conditional Use Adjudication, 868 Dolington Acres Road

Mr. Oetinger explained that a Conditional Use Adjudication has been prepared for 868 Dolington Acres Road consistent with the executive session discussion and motion made at the last Board of Supervisors meeting related to crossing the riparian corridor. A motion was made by Mr. Cino and seconded by Mr. Weldon to authorize execution of the Conditional Use Adjudication for 868 Dolington Acres Road. Motion carried by a 4-0-1 vote with Ms. Taylor abstaining because she was not present at the that meeting.

MANAGER'S REPORT

Presentation of 2024 Annual Audit

Anastasia Devlin, CPA, and Kevin Jensen, CPA, provided highlights of the Township's 2024 Audit.

Letter of Intent – PA DCED Fire Service Study

Mr. Schuster provided an overview of the Letter of Intent for a PA DCED Fire Service Study. Upper Makefield Fire Chief Tim Brewer and President Chris Muth expressed support of the study. Following discussion, a motion was made by Mr. Weldon and seconded by Mr. Thomas to authorize submittal of the Letter of Intent for a PA DCED Fire Services Study. Motion carried by unanimous vote.

Award of Bid – Bolted Steel Glass Lined Water Storage Tank Maintenance Contract

Mr. Schuster provided an overview of the Bolted Steel Glass Lined Water Storage Tank Maintenance Contract. Discussion followed and a motion was made by Mr. Cino and seconded by Mr. Thomas to award the bid for a 5-year maintenance contract for the Bolted Steel Glass Lined Water Storage Tank to Mid Atlantic Storage Systems, Inc., for the total bid amount of \$50,776.00. Motion carried by unanimous vote.

Pension Funds – Annual Minimum Municipal Obligation

Mr. Schuster provided an overview of the Police and Non-Police Pension Fund Annual Minimum Municipal Obligations (MMOs). Following discussion, a motion was made by Mr. Cino and seconded by Mr. Weldon to authorize the Township Manager to sign the Police MMO and Non-Police MMO. Motion carried by unanimous vote.

Budget Workshops

Mr. Schuster proposed October 20 and October 21 as dates for the 2026 Budget Workshops. A motion was made by Mr. Thomas and seconded by Mr. Weldon to authorize advertisement of Budget Workshops on October 20 at 5:00 p.m. and October 21 at 7:00 p.m. Motion carried by unanimous vote.

2025/26 Salt Bids

Mr. Schuster provided an overview of the 2025/26 Consortium Salt Bids and noted the recommendation of Public Works Superintendent Matt Gorman to award the bid to Morton Salt, Inc.

for a delivered cost of \$61.86/ton. A motion was made by Mr. Cino and seconded by Mr. Weldon to award the 2025/26 Salt Bid to Morton Salt, Inc. for a delivered cost of \$61.86/ton. Motion carried by a unanimous vote.

Mr. Schuster expressed appreciation to Interim Manager Terry Fedorchak, the Board and the staff for their support and assistance during his transition into the role of Township Manager.

ENGINEER'S REPORT

Butterfly Garden

Change Order #1

Mr. Rigg noted that the Butterfly Garden Project is complete and provided an explanation of Change Order #1 reducing the contract amount by (\$2,248.63) for quantities not used. Following discussion, a motion was made by Mr. Cino and seconded by Weldon to approve Change Order #1. Motion carried by unanimous vote.

Payment Request #4 (Final)

Mr. Rigg recommended approval of Payment Request #4 (Final) in the amount of \$3,449.95 for the Butterfly Garden. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Thomas to approve Payment Request #1 (Final) in the amount of \$3,449.95. Motion carried by unanimous vote.

BOARD AND COMMISSION REPORTS

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

- Environmental Advisory Council – April 8, 2025
- Historical Advisory Commission – April 17, 2025
- Investment Committee – May 22, 2025
- Park & Recreation Board – June 9, 2025
- Planning Commission – June 18, 2025
- HARB – June 23, 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

Dan LaHart, 114 Spencer Road, inquired about the locations of the two Energy Transfer pipeline digs, the permit approval lead time, and PHMSA updates. He noted that several residents in the Mt. Eyre neighborhood are experiencing water pressure issues.

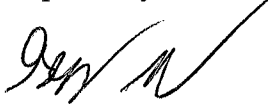
Terry Deardon, 208 Bruce Road, detailed her recent experiences with low or no water pressure and shared information about neighbors with similar experiences.

Mr. Thomas encouraged residents to report all water pressure issues to the Township.

ADJOURNMENT

A motion was made by Mr. Cino and seconded by Mr. Weldon to adjourn the meeting at 8:47 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Gregg Schuster', with a long, sweeping horizontal stroke extending to the right.

Gregg Schuster
Township Manager
Approved: October 7, 2025