

Upper Makefield Planning Commission

August 20, 2025 Meeting Minutes

The August 20, 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, Karin Traina, Heather Kouveras, and Sean Cottrell. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Liaison Braun Taylor, Gilmore Engineering Jacob Rigg, Township Manager Gregg Schuster, 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

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve the June 18, 2025 meeting minutes. Ms. Traina abstained. Motion carried by a unanimous vote.

COMMUNITY DAY, SEPTEMBER 20, 2025, 10:00 to 2:00

Ms. Pisauro explained what is entailed for this event:

- Handout of septic haulers and companies that do water analysis.
- Mural – “What we love about Upper Makefield” (large paper that allowed thoughts to be written down).
- Temporary tattoos (sports, butterflies and emergency vehicles)
- Will be taking donations from the members of the Planning Commission for supplies.
- Local food vendors will offer samples at the event.

LIAISON REPORT

Board of Supervisors – Braun Taylor

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

- Pipeline monitoring wells have been installed.
- Gregg Schuster was installed as new Township Manager.
- August Delaware River Bridge Commission meeting is cancelled but expect a decision on September 26, 2025.
- Street Scape Project – The Township was awarded one grant for \$575,000.00. The scope of the project that will move forward with this grant money includes sidewalk gaps, crosswalks and

ramps at intersections. Waiting on 2nd grant award decision. Township match is required for pending grant.

MATTERN – 1065 EAGLE ROAD – BARN CONVERSION – CONDITIONAL USE

Leo Mattern along with his Architect, Peter Gilles, provided an overview of the application. They will be adjusting living area to make it more livable. Carport will be removed. No new footprint or impervious space is in the design. Accessory apartment is to be used by the family members.

Discussion followed with the following topics:

- Mr. Gilles provided site plans, soil plan and soil report.
- Questions were raised by committee members regarding the kitchen and septic. The applicants stated the existing kitchen is to be replaced and an additional bathroom is to be added.
- Applicant stated the well water supply is adequate. The Planning Commission recommended testing and replacement if yield is insufficient.
- Applicant stated a new septic system will be added as a reserve. Applicant will comply with the recommendations and instructions from the Bucks County Department of Health.
- Applicant will comply with H-3 Use for an Accessory Apartment.

A motion was made by Ms. Traina and seconded by Mr. Baldwin to recommend the Board of Supervisors approve the Conditional Use application with the condition that the applicant will comply with BCDH for septic and Township for well and H-3 Use.

Motion carried by a unanimous vote.

HERITAGE PHARMACY – 1099 GENERAL KNOX ROAD – PRELIMINARY LAND DEVELOPMENT

Edward Murphy, Esq. provided an overview of the revised application for Land Development.

Discussion followed with the following topics:

- Driveway – gravel at present, proposed is asphalt.
- Stormwater management plans were received. Applicant to comply with Township Engineers' comments.
- Applicant has an agreement with the property owner at 1091 General Knox for overflow parking.
- Waivers for the following:
 - Driveway and traffic study - Applicant committed to improving the sight line from the property. Applicant stated the traffic flow will not change from current conditions.
 - Stormwater construction – Township Engineer clarified the construction waivers for the member. Applicant agreed to driveway crowning for stormwater flow.
 - Sidewalk – There is currently no sidewalk on General Knox Rd. Applicant confirmed ADA access will be available.

A motion was made by Mr. Baldwin and seconded by Ms. Traina to recommend the Preliminary/Final Land Development approval and grant waivers requested by the applicant in Pickering, Corts and Summerson letter dated July 14, 2025.

ADJOURNMENT

A motion was made by Mr. Barfoot and seconded by Ms. Siani to adjourn the meeting at 8:21 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: October 15, 2025