Upper Makefield Board of Supervisors
November 5, 2025 Meeting Minutes

The November 5, 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 Township Manager Gregg Schsuter, Assistant Township Manager Judy Caporiccio, Township Solicitor Will Oetinger, Esq., Township Engineer Amanda Fuller, 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:

- An executive session was held prior to this evening's meeting to discuss potential litigation.
- The 8th Annual Shop With a Cop event is on Saturday, December 6. Upper Makefield Police partner with surrounding departments to help make the holidays brighter for local elementary and middle school students who are facing a challenge. Visit the Township website for information on ways you can support Shop With a Cop.
- Residents interested in serving on a Township volunteer board are encouraged to submit an application. Visit the Boards and Commissions page of the Township website for information about each board, meeting schedules and an application.
- Township Offices will be closed for Veterans Day on November 11, and for the Thanksgiving holiday on November 27 and November 28.

Bridge Update:

- The next meeting of the Delaware River Joint Toll Bridge Commission is Monday, November 24, 2025 at 10:30 a.m. Residents are encouraged to attend, virtually or in person. Check for project updates on the Toll Bridge Commission dedicated website, www.washingtoncrossingbridge.com.

Mr. Thomas commented on the recent election.

SPECIAL ITEM

Revolutionary Run

Harry Barfoot, President of the Upper Makefield Business Association (UMBA), provided an overview of UMBA's 2025 activities and the 2025 Revolutionary Run. He and members of the UMBA Executive Board presented the Township with a $15,000.00 check from funds raised at the annual Revolutionary Run for use in the Township's Emergency Services Fund. He expressed their gratitude for the Township's support of their programs. The Board thanked UMBA for their many contributions to the community and to the Township's Emergency Services Fund.

SUNOCO PIPELINE UPDATE

Mr. Fennimore provided updates on activities concerning the Sunoco pipeline. Excavation at the Taylorsville Road site is underway and is one of twelve repairs planned for the section of pipeline between Willow Grove and Newark. He confirmed that the pipeline is shut down during these activities and stated that he observed no evidence of oil sheen. The Township has received the responses and comments on the Site Characterization Report and will discuss them with the Department of Environmental Protection (DEP). Specifically, he referenced Energy Transfer's

opinion that the plume is shrinking when the plume has not yet been defined, and he confirmed that the Water Feasibility Study is in fact moving forward with Township funding after Energy Transfer declined to fund it. Finally, Mr. Fennimore stated that resident concerns brought to the Township's attention at this meeting will be addressed with Energy Transfer and DEP.

PUBLIC COMMENT

Kat LaHart, 114 Spencer Road, inquired about the Board's executive session. She then asked Mr. Fennimore for an explanation of the water sampling process to occur in the Mt. Eyre neighborhood the following day.

APPROVAL OF MINUTES AND BILLS PAYABLE

A motion was made by Mr. Cino and seconded by Mr. Weldon to approve October 7, 2025 meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Mr. Weldon to approve October 20, 2025 Budget Workshop meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Mr. Weldon to approve October 21, 2025 Budget Workshop meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Mr. Weldon to approve the November 5, 2025 Bills Payable List in the amount of $424,677.70 Motion carried by unanimous vote.

PLANNING & ZONING ISSUES

Kaniewski Ranch Zoning Hearing Board Applications

7 Marzana Court

Anad Bhatt, Design Engineer, represented the applicant and provided an overview of the Kaniewski Ranch Zoning Hearing Board Application requesting variances related to new home construction with a future pool and patio area. The application seeks relief for agricultural soil disturbance and for front yard setbacks. Discussion followed and a motion was made by Mr. Cino and seconded by Mr. Taylor to take a neutral position on the application. Motion carried by unanimous vote.

8 Marzana Court

Anad Bhatt, Design Engineer, represented the applicant and provided an overview of the Kaniewski Ranch Zoning Hearing Board Application requesting variances related to new home construction with a future pool and patio area. The application seeks relief for agricultural soil disturbance and for front yard setbacks. Discussion followed and a motion was made by Mr. Weldon and seconded by Mr. Cino to take a neutral position on the application. Motion carried by unanimous vote.

ADR Investments Zoning Hearing Board

Ms. Burmester stated that the application was withdrawn from this agenda at the request of the applicant.

SOLICITOR'S REPORT

Ordinance No. 334 – No Parking – Dutchess Farm Estates

Mr. Oetinger provided an overview of the Township Parking Ordinance amendment prohibiting parking in certain areas of Dutchess Farm Estates. A motion was made by Mr. Cino and seconded by Mr. Weldon to adopt Ordinance No. 334. Motion carried by unanimous vote.

MANAGER'S REPORT

Advertisement of 2026 Preliminary Budget

Mr. Schuster reviewed the 2026 Budget process, which included Budget Workshops on October 20, 2025 and October 21, 2025. He noted that there were no changes to the drafts presented at the two Workshops, and the Preliminary Budget proposes no tax increase in 2026. The Preliminary Budget will be available for public inspection on the Township website and at the Municipal Building after Board authorization to advertise. The Board expressed appreciation of staff efforts during the budget process and in developing this document. A motion was made by Mr. Cino and seconded by Mr. Weldon to authorize advertisement of the 2026 Preliminary Budget. Motion carried by unanimous vote.

Resolution No. 2025-11-05-01 – Authorizing Submission of DCED Local Share Grant

Mr. Schuster provided an overview of Resolution No. 2025-11-05-01 authorizing submission of the application to the DCED Statewide Local Share Assessment Grant in the amount of $909,576.00 for ADA compliant sidewalks, playground and playground accessories at Brownsburg Park. There is no Township match required. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Thomas to approve Resolution No. 2025-11-05-01. Motion carried by unanimous vote.

Resolution No. 2025-11-05-02 – Authorize Submission of PECO Green Region Open Space Grant

Mr. Schuster provided an overview of Resolution No. 2025-11-05-02 authorizing submission of the application to the PECO Green Region Open Space Grant in the amount of $3,105.00 for an LED Lighting Upgrade Project at Brownsburg Park, Lookout Park and the Municipal Building, with a 50% Township match. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Weldon to approve Resolution No. 2025-11-05-02. Motion carried by unanimous vote.

Sale of 2020 Ford Explorer

A motion was made by Mr. Cino and seconded by Mr. Thomas to accept the bid of Seckin Erol for the purchase of the 2020 Ford Explorer in the amount of $6,200.00. Motion carried by unanimous vote.

ENGINEER'S REPORT

There was no Engineer's Report.

BOARD AND COMMISSION REPORTS

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

- Environmental Advisory Council – September 9, 2025
- Park & Recreation Board – September 16, 2025
- Planning Commission – August 20, 2025

DEPARTMENT REPORTS

Ms. Taylor announced that the following department reports were provided:

- Planning & Zoning Department
- Finance Department
- Fire Department
- 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 8:04 p.m.

Respectfully submitted,

Gregg Schuster
Township Manager
Approved: December 2, 2025