

Upper Makefield Planning Commission

October 15, 2025 Meeting Minutes

The October 15, 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, Leena Saini, and Sean Cottrell. Also in attendance were Township Solicitor Eric Allgood, Township Supervisor Liaison Braun Taylor, 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 Ms. Saini and seconded by Mr. Cottrell to approve the August 20, 2025 meeting minutes. Motion carried by a unanimous vote.

SUBDIVISION

Staging Hill / Catalano – Preliminary / Final – 1115 Taylorsville Road – 2 Lots

Mr. Catalano provided an overview of the application requesting a Minor Subdivision of the property into two (2) lots.

Discussion followed with the following topics:

- Mr. Catalano is requesting a subdivision to divide the existing parcel to create a second lot on the parcel for a single-family dwelling. The existing lot will contain the existing dwelling and accessory buildings with accessory dwellings.
- Mr. Catalano is interested in a conservation easement, preserving some of the acreage on the property. The Commission advised that the easement area he is proposing needs to be on the plan.
- The Commission noted that a sketch plan was not submitted for review and that the plan as submitted as a preliminary/final submission is insufficient.
- There was discussion of the possibility of commercial development in the front of the parcel in the VC-1 Zoning District.
- Mr. Rigg, the Township Engineer, explained the findings stated in his letter dated October 8, 2025.
- The Commission recommended that Mr. Catalano submit a waiver requesting a timeline extension on his application, allowing him time to amend the plans and bring them back to the Planning Commission for review. The Commission further advised that if he presents the plans as prepared for the Commission to the Board of Supervisors, it will most likely be denied.
- Mr. Catalano requested an on-site meeting with the Township Engineer. A meeting will be set up.

348 Pineville Rd LLC – Sketch – Pineville Road Subdivision – 2 Lots

Anand Bhatt of ARNA Engineers along with the owner, Jesse Lesuer, provided an overview of the Sketch Plan applications requesting a two (2) lot Minor Subdivision.

Discussion followed with the following topics:

- Looking to subdivide into an additional 5-acre lot with shared driveway with easements.
- Looking for deferral for all requirements for grading, drainage, etc. for subdivision.
- They will comply with Township Engineer requirements at the time of the building permit submission.
- Questions were asked about rebuilding the bridge (driveway) and Mr. Bhatt stated they are not addressing that, and the driveway will remain as it stands.
- Supervisor Taylor made a suggestion that a riparian buffer with a no-mow zone next to the creek, should be established. The applicants agreed to adhere to this request.
- The following was affirmed by the applicant:
 1. 50 foot riparian buffer on either side of the creek
 2. Easement to maintain and share the lighting for the shared driveway
 3. No further subdivision allowed
- Applicant agreed to limiting the earth disturbance.

LIAISON REPORT

Board of Supervisors – Braun Taylor

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

- BOS approved the Water Feasibility Study for the Mt. Eyre area. This study will provide the Community with information for a drinking water facility similar to Heritage Hills.
- Washington Crossing Streetscape continues to move forward. A meeting was held by the Board and residents of the area for feedback. Township Engineers will focus on crosswalks, connectivity, and traffic calming flow for a concept plan.
- Next Bridge Commission meeting is set for October 27th. No additional updates at this time.
- BOS is having Budget Workshops on October 20th and 21st.

ADJOURNMENT

A motion was made by Mr. Baldwin and seconded by Mr. Cottrell to adjourn the meeting at 8:08 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: December 17, 2025