Upper Makefield Board of Supervisors
December 2, 2025 Meeting Minutes

The December 2, 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 Schuster, Assistant Township Manager Judy Caporiccio, Township Solicitor Will Oetinger, Esq., Township Engineer Amanda Fuller, P.E., Planning & Zoning Director Denise Burmester, Finance Officer Lisa Panzer, Administrative Assistant Shalia Alejandro, 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 land acquisition.
- The Pennsylvania DEP will host a virtual webinar on December 8 from 6:00-7:30 p.m. A link to the DEP website is on the Township website to register and to submit questions in advance to DEP.
- There is still time to support Shop With a Cop on Saturday, December 6. Visit the Township website for more information or call the Upper Makefield Township Police Department at 215-968-3020.
- Residents interested in serving on a Township committee, please visit the Township website to learn more about each of our committees, and then submit a Volunteer Board application.
- The First Crossing Reenactment will be held at Washington Crossing Historic Park on December 14. Festivities begin at 10 a.m. The 73rd Annual Christmas Day Crossing Reenactment begins at Noon. Check WashingtonCrossingPark.org for details.
- Township offices will be closed for the holidays on December 24th , December 25th and January 1st.
- The Board of Supervisors Reorganization Meeting will be held on Monday, January 5, 2026 at 7:30 here at the Township Building.
- And finally, I am happy to announce that with the approval of tonight's Bills List, the Township will pay off our remaining debt and is officially debt free.

Bridge Update:

- The next meeting of the Delaware River Joint Toll Bridge Commission is Monday, December 22, 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. Cino acknowledged Mr. Thomas as his term as an elected supervisor is ending and thanked him for his years of dedicated service to the community as both an elected official and as a volunteer.

PUBLIC COMMENT

James Ruggles of 5 London Court and President of the London Court HOA, spoke in opposition to the proposed construction of one dwelling on tax parcel 47-009-022-003 and one dwelling on tax parcel 47-009-022-004 located along Taylorsville Road, in addition to an access driveway, as outlined in their Zoning Hearing Board applications. He provided a history and photos of flooding in the area and expressed significant concerns regarding increased flooding, environmental and safety impacts the proposed development would cause to current residents. Mr. Ruggles requested that a hydrology and hydraulics study be conducted before any approvals are granted.

Kevin Holmes, 476 Stoneybrook Road, lives downstream from the lots referenced above by Mr. Ruggles and shared his experiences with flooding. He believes the lots should be preserved and not developed due to the significant impact additional development would have on neighbors already affected by flooding.

CJ Purtill, 7 London Court, expressed his agreement with previous public comments opposing construction on parcels 47-009-022-003 and 47-009-022-004 due to the flooding, environmental and safety impacts on neighbors. He urged that all variances be denied by the Zoning Hearing Board.

Avi Patel, 3 London Court, also expressed opposition to the proposed construction on lots 47-009-022-003 and 47-009-022-004, encouraged denial of the variances requested, and asked that consideration be given to the impact on both current and future residents of the community.

Mr. Cino noted that while the Board does not have an action item before them this evening, the Board understands the messages and concerns expressed by the neighbors.

SUNOCO PIPELINE UPDATE

Mr. Fennimore provided an update on the Sunoco pipeline activities, noting that the dig and repair on Taylorsville Road has been completed with no evidence of a release in that section of the pipeline. He provided an overview of the DEP Letter of Deficiency sent to Sunoco regarding the Interim Site Characterization Report, which is posted on both the Township website and on the Energy Transfer website, relayed that the Township was informed by Energy Transfer that the first round of sampling data will be resampled starting tomorrow due to data inconsistencies, and noted that a draft of the Water Alternatives Study has been prepared and will be reviewed at an upcoming meeting with residents.

APPROVAL OF MINUTES AND BILLS PAYABLE

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

A motion was made by Mr. Cino and seconded by Mr. Weldon to approve the December 2, 2025 Bills Payable List in the amount of $421,759.77 Motion carried by unanimous vote.

PLANNING & ZONING ISSUES

Staging Hill/Catalano Subdivision, 1115 Taylorsville Road

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

SOLICITOR'S REPORT

There was no solicitors report.

MANAGER'S REPORT

Resolution No. 2025 – 12-02-01 -Adoption of 2026 Budget

Mr. Schuster provided highlights of the 2026 Budget and the budget process, noting that the 2026 Budget has been advertised, made available for public inspection at the Township office, posted on the Township website, and has met the legal requirements to be considered for adoption. A motion was then made by Mr. Cino and seconded by Mr. Weldon to adopt Resolution No. 2025-12- 02-01. Motion carried by unanimous vote.

Resolution No. 2025-12-02-02 - Tax Levy

A motion was made by Mr. Cino and seconded by Mr. Weldon to approve Resolution No. 2025-12-02-02 establishing the 2026 Real Estate Tax Rate, with no tax increase. Motion carried by unanimous vote.

Payroll Service
A motion was made by Mr. Cino and seconded by Mr. Weldon to accept the proposal of Exact Payroll to provide payroll services for the Township. Motion carried by unanimous vote.

Electric Supplier
A motion was made by Mr. Cino and seconded by Mr. Weldon to approve the 5-year Agreement with Constellation NewEnergy, Inc. as the Township's electric supplier. Motion carried by unanimous vote.

Elected Auditors
A motion was made by Mr. Cino and seconded by Mr. Weldon to accept resignation of Elected Auditor Kari Reis. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Mr. Weldon to appoint John Romano as interim Elected Auditor through December 31, 2027 to the term which expires December 31, 2029. Motion carried by unanimous vote.

2026 Fee Schedule
Mr. Schuster provided an overview of the 2026 Fee Schedule. A motion was made by Mr. Cino and seconded by Mr. Weldon to approve 2026 Fee Schedule. Motion carried by unanimous vote.

Butterfly Garden Requests
Mr. Schuster provided an overview of the request of the Love family to donate a Japanese water fountain and poem display post for the Brownsburg Park Butterfly Garden, noting that it has been presented to the Park and Recreation Board, which is forwarding their recommendation for approval. Following discussion, motion was made by Mr. Cino and seconded by Mr. Weldon to approve the request of the Love family. Motion carried by unanimous vote.

ENGINEER'S REPORT

Ms. Fuller provided an update on the Streetscape Project. As noted at the October meeting, the scope was modified due to the reduced grant award from the DCED Multimodal Program and the still outstanding PennDOT Multimodal grant application. The plan submitted to PennDOT for review includes traffic calming measures (bumpouts, median), safety and connectivity items (flashing beacon, bike sharrow markings, decorative crosswalks, and a new sidewalk connection by the Washington Crossing Inn), and aesthetics additions (benches, planters and street trees). A meeting will be held with PennDOT in January and plans finalized for bidding early in 2026.

BOARD AND COMMISSION REPORTS

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

- Investment Committee – August 21, 2025
- Park & Recreation Board – October 13, 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

Ms. Taylor acknowledged that this is Mr. Thomas's last meeting as an elected supervisor and thanked him for his service to the community as both an elected official and as a volunteer having served on both the Park & Recreation Board and the EAC. She highlighted some of Mr. Thomas's his contributions, including serving as as Treasurer of the Board of Supervisors and as Jointure Treasurer, organizing community trash pickup days, and helping to launch Community Day that included a bike ride, tennis clinic and historic display. Boad members expressed their appreciation and presented Mr. Thomas with a commemorative clock.

ADJOURNMENT

A motion was made by Mr. Thomas and seconded by Mr. Weldon to adjourn the meeting at 8:27 p.m.

Respectfully submitted,

Gregg Schuster
Township Manager
Approved: January 5, 2026