

Upper Makefield Planning Commission

December 17, 2025 Meeting Minutes

The December 17, 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 (via zoom), Karin Traina, and Heather Kouveras. Also in attendance were Township Solicitor Will Oetinger, 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 Mr. Baldwin and seconded by Mr. Barfoot to approve the October 15, 2025 meeting minutes. Motion carried by a unanimous vote.

SIGN – DOMINICK’S PIZZA – 1250 GENERAL WASHINGTON MEMORIAL BLVD.

Ms. Pisauro discussed the Washington Crossing Overlay Sign Ordinance regarding colors allowed. Ms. Burmester explained the application itself. There is an existing sign being replaced due to wood rot. New sign added the word “Original”, but all colors are the same and size is smaller.

A motion was made by Mr. Barfoot and seconded by Ms. Traina to approve the sign as presented. Motion carried by a unanimous vote.

ORDINANCES

Wireless Communications Ordinance

Ms. Pisauro provided a brief explanation of the accepted Ordinance discussed and a small change made by Newtown Township to Page 9.

A motion was made by Ms. Pisauro and seconded by Mr. Baldwin to approve the change on page 9, as written, by Newtown Township. Motion carried by a unanimous vote.

Sign Ordinance

Ms. Pisauro provided an overview of the Jointure Ordinance regarding the initial review that each Township should concentrate on their own district. Each Township to provide feedback that will be reconciled at the Jointure Meeting.

Discussion followed with the following topics:

- Mr. Oetinger gave explanation as to why the JMZO wants to change; to add more clarity to the present Ordinance and to help with enforcement of such.
- Mr. Oetinger recommended that the Township consider Home Based Business Signage.

- Regarding CM and JM Districts – Barn Signs and Real Estate Signs may be the only signs to consider for these zones.
- Washington Crossing Overlay – The suggestion for a more stringent code will prevail but use the overlay as guidance.
- VC1 commercial district - This is the only district where most of the signs would be. We only share this district with Wrightstown at the BP/CVS/Dunkin and Shell intersection at Windy Bush and Durham Roads.
- Suggestion made from Mr. Oetinger, is that the Committee review the Upper Makefield Sign Ordinance as it stands, and make suggestions based on lighting, size, etc.
- This will be addressed in detail at the next meeting.

LIAISON REPORT

Board of Supervisors – Braun Taylor

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

- Monday night there was an informal meeting with the residents addressing the Mt. Eyre water alternatives. There were no decisions, with the pros and cons. No clear direction, as all options are cost prohibitive.
 - a) This project would be a Township project. The PC asked who will be impacted by this? Mr. Taylor responded that it impacts the residents of Mt. Eyre Subdivision and some people outside of Mt. Eyre.
 - b) The PC asked how long until there are answers? Response – Nothing less than 10 years for planning this project.
- Sidewalks were addressed
 - a) Street scape – Mr. Taylor explained that the scope was more limited than initially stated due to funding.
 - b) Crosswalks will be done as designed from Canal to Bridge with lighted beacon crosswalk.
- Bridge meeting will be on December 22, 2025. It was stated that the traffic slowing measures are part of the street scape Plan.

ADJOURNMENT

Ms. Pisauero, Mr. Baldwin, and Mr. Barfoot wished everyone a Happy Holiday and Healthy 2026.

A motion was made by Mr. Baldwin and seconded by Ms. Pisauero to adjourn the meeting at 8:10 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: January 21, 2026