

Upper Makefield Board of Supervisors January 20, 2026 Meeting Minutes

The January 20, 2026 public meeting of the Upper Makefield Township Board of Supervisors was called to order by Chair Ben Weldon at 7:33 p.m. In attendance were the following members of the Board of Supervisors: Chair Ben Weldon, Vice Chair Braun Taylor, Treasurer Elizabeth Thompson, Member Tom Cino and Member Yvette Taylor. Also in attendance were 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

Mr. Weldon led in the recitation of the Pledge of Allegiance which was followed by a moment of silence.

ANNOUNCEMENTS

Mr. Weldon made the following announcements:

- An executive session was held prior to tonight's meeting to consult with the Solicitor and to interview applicants for volunteer board positions.

Bridge Update:

- The Toll Bridge Commission has scheduled two open houses for the public to speak with the team developing the Washington Crossing Bridge Alternatives Analysis. The open houses are scheduled for February 10 from 5:30–8:00 pm at The Crossing Church in Washington Crossing and February 11 from 5:30–8:00 pm at the Union Fire Company and Rescue Squad in Titusville, NJ. More information is available on the Township website.
- The next meeting of the Delaware River Joint Toll Bridge Commission is Monday, January 26, 2026 at 10:30 a.m. Residents are still encouraged to attend, virtually or in person. Project updates are posted at www.washingtoncrossingbridge.com.

Mr. Cino stressed the importance of residents attending the open houses and Bridge Commission meetings to stay apprised of project developments.

SUNOCO PIPELINE UPDATE

Mr. Fennimore provided an update on Sunoco Pipeline activities. He referenced the Letter of Deficiency issued by PA DEP in response to Sunoco's Interim Site Characterization Report. Though Sunoco is not in agreement with the DEP determination of deficiency, they have agreed to resubmit. Key issues raised about the Interim Site Characterization Report by the Township and DEP include: the date of the pipeline release and the process to determine it; potential migration of contaminants via septic systems; extent of LNAPL, groundwater characterization, and groundwater flow direction. Sunoco will conduct additional geophysical testing to determine placement of three new monitoring wells to obtain additional data. The Township continues to request the Forensic Fingerprint Analysis (a lab report that analyses the components of the product released) from Sunoco before the revised report is submitted. The Township has also submitted a formal request to PHMSA (Pipeline and Hazardous Materials Safety Administration) for copies of reports and submittals by Sunoco to PHMSA. Residents were encouraged to advise the Township of any water pressure or sediment issues.

PUBLIC COMMENT

Kristine Wojnovich, 128 Walker Road, asked Mr. Fennimore questions related to his Sunoco update above.

APPROVAL OF MINUTES AND BILLS PAYABLE

A motion was made by Mr. Cino and seconded by Ms. Taylor to approve January 5, 2026 Board of Supervisors Reorganization meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Ms. Thompson to approve the January 20, 2026 Bills Payable List in the amount of \$578,142.76 Motion carried by unanimous vote.

PLANNING & ZONING ISSUES

Patterson Zoning Hearing Board Application, 2943 Windy Bush Road

Ms. Burmester provided an overview of the Patterson Zoning Hearing Board Application requesting a variance for a fence installed without permits to allow a height of 6 feet along the front of the property where 4 feet is allowed. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Weldon to oppose the application and ask the Solicitor to send a letter to the Zoning Hearing Board. Motion carried by unanimous vote.

Ely Zoning Hearing Board Application, 401 Woodhill Road

Ms. Burmester provided an overview of the Ely Zoning Hearing Board Application requesting a variance to allow a 70-foot setback from the property line where a 100-foot setback is required for construction of a cattle loafing barn and manure storage shed. Following discussion, 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.

Ortega Zoning Hearing Board Application, 1140 Taylorsville Road

Ms. Burmester provided an overview of the Ortega Zoning Hearing Board Application requesting variances for installation of a generator. Two options were presented by the applicant. Option one requests a 5-foot side yard setback where a 40-foot setback is required. Option 2 requests a 2-foot side yard setback where a 40-foot setback is required and a 23-foot rear yard setback where a 50-foot setback is required. Following discussion, a motion was made by Mr. Cino and seconded by Ms. Taylor to take a neutral position on the application. Motion carried by a unanimous vote.

Breen Zoning Hearing Board Application, 20 Dillon Way

Ms. Burmester provided an overview of the appeal of the Township's denial letter dated November 5, 2025 stating that the permit application for installation of a generator was denied because the application lacked a plot plan showing placement within the building envelope. She also outlined the variance request to allow a 4-foot setback where a 5-foot setback is required. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Taylor to take a neutral position on the application and to ask the Solicitor to send a letter to the Zoning Hearing Board notifying them of a potential zoning ordinance amendment. Motion carried by a unanimous vote.

Staging Hill/Catalano Preliminary/Final Subdivision, 1115 Taylorville Road

Ms. Burmester provided an overview of the request for a subdivision with waivers for the development of a new single-family dwelling, and commercial development to be completed by a future property owner. Ms. Fuller provided further details, a list of outstanding items requested by the Township Engineer, and a list of outstanding agency approvals. Mr. Oetinger added that movement toward compliance has held up the process, noting that the deadline for Board action is tonight without a written extension from the applicant.

Mr. Catalano provided an explanation of his understanding of his application and of the waivers he is requesting. Discussion followed and the Board encouraged the applicant to seek guidance from professionals to provide the outstanding items to complete the application.

A motion was made by Mr. Cino and seconded by Ms. Taylor to deny the Preliminary/Final Subdivision Plan due to failure to comply with Township Engineer's Review letter. Motion carried by unanimous vote.

SOLICITOR'S REPORT

Jointure Wireless Facilities Ordinance

Mr. Oetinger provided an overview of Jointure Ordinance No. 2022-01 which provides standards and regulations for wireless communications facilities. Discussion followed, and a motion was made by Mr. Cino and seconded by Ms. Taylor to authorize advertisement of the Jointure Wireless Facilities Ordinance. Motion carried by unanimous vote.

Jointure Generator Ordinance

Mr. Oetinger provided an overview of the Jointure Generator Ordinance amendment revising regulations for the B-17 Elderly Housing use to provide exceptions to required setbacks to allow for the placement of air conditioners and whole-house generators subject to the approval of the homeowner or community association. A motion was made by Mr. Cino and seconded by Ms. Taylor to forward the amendments to the B-17 Elderly Housing use setback requirements of the Generator Ordinance to the Jointure. Motion carried by unanimous vote.

Board of Assessment Appeal, 1270 Wilkes Street – Non-Participation

Mr. Oetinger provided an overview of the Board of Assessment Appeal for 1270 Wilkes Street. Discussion followed and a motion was made by Ms. Taylor and second by Mr. Cino to decline active participation in the Appeal from the Board of Assessment Decision for 1270 Wilkes Street. Motion carried by unanimous vote.

Board of Assessment Appeal, 140 Brownsburg Road – Non-Participation

Mr. Oetinger provided an overview of the Board of Assessment Appeal for 140 Brownsburg Road. Discussion followed and a motion was made by Ms. Taylor and seconded by Mr. Cino to decline active participation in the Appeal from the Board of Assessment Decision for 140 Brownsburg Road. Motion carried by unanimous vote.

ASSISTANT MANAGER'S REPORT

Generator Maintenance Contracts – Administration, Police, Dutchess Fram, Enclave, Heritage Hills Generalask

Ms. Caporiccio provided an update that the annual maintenance contracts for the generators located at the plants at Dutchess Farm, Enclave, and Heritage Hills and for the generators located at the Administration and Police Buildings are up for renewal. A motion was made by Mr. Cino and second by Ms. Taylor to approve the generator maintenance contracts with Harrison Generators. Motion Carried by unanimous vote.

ENGINEER'S REPORT

Streetscape Update

Ms. Fuller provided an update on the Streetscape Project. The project scope was revised based on grant funding received and following meetings with residents and the Financial Advisory/Traffic Advisory/Financial Advisory Committees. The revised scope includes traffic calming medians, rapid flashing beacons, and curb bumpouts in addition to aesthetic improvements that include trees, benches, and plantings. Plans have been resubmitted to PennDOT to incorporate PennDOT's comments. Ms. Fuller intends to provide renderings for Board consideration to authorize advertisement of the project at the next meeting.

Additionally, Ms. Fuller reported that the Township was awarded a PennDOT Multimodal Grant in the amount of \$250,000 for a Phase 2 project.

BOARD AND COMMISSION REPORTS

Mr. Weldon announced that minutes from the January 7, 2025 meeting of the Board of Elected Auditors were included in Board packets.

DEPARTMENT REPORTS

Mr. Weldon announced that the following department reports were provided:

- Planning & Zoning Department
- Finance Department
- Fire Departments
- Emergency Services
- Fire Marshal
- Police Department
- Public Works Department

PUBLIC COMMENT

Patty Patterson, 2943 Windy Bush Road, provided background on her Zoning Hearing Board Application addressed by the Board under Planning & Zoning items and the safety concerns that drove her decision to install a fence. Mr. Weldon encouraged Ms. Patterson to attend the Zoning Hearing Board meeting as they make the final decision.

ADJOURNMENT

A motion was made by Mr. Cino and seconded by Ms. Thompson to adjourn the meeting at 8:55p.m.

Respectfully submitted,



Gregg Schuster

Township Manager

Approved: February 17, 2026