

Upper Makefield Planning Commission

January 21, 2026 Meeting Minutes

The January 21, 2026 public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Kathleen Pisauro at 7:01 p.m. In attendance were the following members of the Planning Commission: Kathleen Pisauro, Bud Baldwin, Harry Barfoot, Leena Saini, and Karin Traina. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Liaison Braun Taylor, Township Engineer Jacob Rigg, and Planning & Zoning Director Denise Burmester.

PLEDGE OF ALLEGIANCE

CONFIRMATION OF QUORUM

Chair Kathleen Pisauro confirmed a quorum.

REORGANIZATION OF THE COMMISSION

A motion was made by Mr. Baldwin and seconded by Ms. Siani to approve both Kathleen Pisauro as Chair and Harry Barfoot as Vice Chair. Motion carried by a unanimous vote.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

A motion was made by Ms. Traina and seconded by Ms. Siani to approve the December 17, 2025 meeting minutes with amendments as stated. Motion carried by a unanimous vote.

SIGN – WASHINGTON CROSSING OVERLAY

First National Bank – 1121 General Washington Memorial Blvd.

Melissa Lenahan, Sr. Vice President First National Bank of Newtown and Richard Siebel of S&S Signs provided an overview of the applications requesting increase in the size of the sign (slightly to allow information for a second business).

Discussion followed with the following topics:

- Increasing the sign by 10 inches (69” by 7 ft.).
- No changes otherwise.

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

SUBDIVISION

Preliminary / Final – Taylor – 625 Street Road – 2 Lots

Ed Murphy, Esq. provided an overview of the applicant’s request of a minor subdivision for two lots. He gave a history of the property for ownership and use.

Discussion followed with the following topics:

- Mr. Murphy explained that the property will be subdivided into two lots. Lot 2 will be 11 acres and will be used for a residential dwelling. Lot 1 will be the remainder of the property at 86

acres and will be used to train horses, not a riding academy. The horse training facilities will not be open to the public.

- Mr. Murphy explained that the existing dwelling on Lot 1 will remain. The property owners currently reside in the existing dwelling. Suggestions were made by the Township Solicitor to create a covenant restricting who can reside in the dwelling on Lot 1 and also establish the two lots as connecting lots that should remain together.
- Ownership of the properties will be deeded to separate owners. Lot 2 will be owned by Mr. Taylor. Lot 1 will be owned by the business running the horse training operations.
- Mr. Murphy stated that the existing Agricultural Easement will be rewritten to remain on the properties and will be consistent with the existing Agricultural Easement.
- The PC members inquired on the way Lot 1 wraps around Lot 2. Mr. Murphy explained that Lot 2 was designed to ensure property owner tax impact is minimized. Mr. Taylor, the property owner, explained that the State 319 Agricultural Exemption Program requires 10 acres.
- The PC members asked if there was a possibility of tree conservation with the subdivision. Mr. Murphy stated that fences will be erected as needed so horses are restricted from access to the woodlands and streams.
- Mr. Murphy stated that the applicant will offer the condition of no further subdivision on both lots.
- The subdivision design was done to ensure that there were no variances needed for the planned improvements on both lots.
- The PC members inquired about plans for septic. Mr. Bhatt, the applicant's design engineer, stated that septic infiltration testing had been conducted. The Township Solicitor stated that the results need to be provided to the Township to ensure Lot 2 is not a sterile lot that is not able to be developed.
- The PC members inquired if a new driveway was planned for Lot 2. The applicant stated that the existing driveway would be a shared driveway, and additional driveway access from Street Road or Windy Bush was not planned.

A motion was made by Ms. Traina and seconded by Ms. Siani to conditionally approve the Preliminary/Final Minor Subdivision with the condition that the plan is compliant with Gilmore and Associates' letter of January 20, 2026 and granted waivers for right of way compliance as requested, street lights, deferment of full well and septic compliance until the building permit but ensuring there is no data disqualifying these facilities on the property and provided the two properties will each have a covenant to bind together. Motion carried by a unanimous vote.

PLANNING MODULE

Sherry – 1122 Taylorsville Rd – Comp 3 – for 4 Apartments

Adam Browning of Penns Trail Environmental provided an overview of the applications requesting approval for a COMP 3 Planning Module to accommodate 4 apartments (8 bedrooms).

Discussion followed with the following topics:

- Members asked why this system was proposed. Mr. McRee, Township Water and Sewer Engineer with CKS Engineers, noted that the current system was experiencing problems and repairs to the current system could not meet compliance requirements for soil infiltration and septic code standards. Mr. Browning, the applicant's design engineer, stated that they are replacing the system before it becomes a problem.
- Members asked if other options were considered. Mr. Browning noted that soil infiltration was not adequate for traditional septic systems, and a holding tank is not considered a long-term septic solution.
- Members asked if a small flow treatment facility had been installed anywhere else in the Township. Mr. McRee stated that this would be the first in the Township, but there are other installations in Bucks County.
- Members asked how the system will cleanse the water prior to discharge to the tributary on the property. Mr. Browning explained that there are several layers of filtering and the pumping interval is every 3 years. Mr. McRee explained DEP will set the level of water quality they must comply with.
- Members asked about the maintenance procedures and monitoring the use of the system with the tenants. Mr. McRee recommended an Operation and Maintenance Agreement with Bonds to the Township. Mr. Browning stated that there would be requirements for regular system maintenance and system testing of the water quality which would be conducted several times a year. Mr. Oetinger stated that when DEP approves the system, a maintenance agreement will be prepared to ensure compliance with the maintenance and testing requirements.
- Members asked what the lifespan of this system was. Mr. Browning stated the system would never have to be replaced.
- Mr. Browning stated the present system would be decommissioned by DEP.
- Members asked if the property were to flood, what protections are in place for the system. Mr. Browning stated that there are safeguards so that water would not be able to flow back into the system.
- Mr. Browning stated that a PNDI needs to be redone if the work is not completed within 2 years.

A motion was made by Mr. Barfoot and seconded by Ms. Siani to approve and authorize DEP approval of the Sewage Facilities Planning Module. Ms. Pisauro abstained. Motion carried with a 4 to 0 vote.

SIGN ORDINANCE

Will Oetinger, Esq. requested that this review be tabled due to the Jointure Meeting being cancelled. Ms. Pisauro feels that 80% of the sign types listed in the Ordinance will be eliminated for Upper Makefield.

A motion was made by Ms. Traina and seconded by Ms. Pisauro to approve the tabling of this review. Motion carried by a unanimous vote.

LIAISON REPORT – BOARD OF SUPERVISORS, BRAUN TAYLOR

Jointure – Status of Ordinances

Mr. Taylor provided Jointure status on the following topics:

- Tracking Sheet
 - a. Wireless Communications
 - b. Billboard – will advertise with Wireless
 - c. Parking for Apartments has been removed
 - d. Signs
- UMT will introduce an Accessory Structure for B-17 Elderly Subdivision

General Updates

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

- Bridge Commission – next meeting on February 10th is an Open House and is very important for attendance.
- Staging Hill Farms (Catalano) Subdivision was denied.
- Streetscape Plan update.
- Traffic Committee – Public Meeting with Washington Crossing – Speed limit lowering.
- Bike lanes will be shared with autos between River Road and Rt. 532.

ADJOURNMENT

A motion was made by Mr. Barfoot and seconded by Mr. Baldwin to adjourn the meeting at 8:57 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: February 18, 2026