Upper Makefield Board of Supervisors
February 17, 2026 Meeting Minutes

The February 17, 2026 public meeting of the Upper Makefield Township Board of Supervisors was called to order by Chair Ben Weldon at 7:30 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 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 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 for personnel matters and interview for volunteer board positions.

Bridge Update:

- The Delaware River Joint Toll Bridge Commission held two public scoping open houses last week, to provide an overview of the Washington Crossing Bridge Alternatives Analysis and to obtain comments from the public before the Toll Bridge Commission determines a course of action. Information that was available at the open houses is posted on the Toll Bridge Commission's dedicated website, washingtoncrossingbridge.com. Public comments are due March 12. They can be submitted through a portal on washingtoncrossingbridge.com website or by mail on a form available on the same website and at the Township building. The Township encourages residents to submit comments now before the March 12 deadline.
- The Toll Bridge Commission's next meeting is Monday, February 23, 2026 at 10:30 a.m. The Township encourages residents to attend these monthly meetings either virtually or in person.

Ms. Thompson announced that Community Trash Pickup Day is scheduled for April 25 from 8-Noon. Sign up information can be found on the Township website.

PUBLIC COMMENT

Ron Smolow, 55 Betts Drive, spoke in support of the Jointure Generator Ordinance and encouraged the Board to consider temporary permits while the ordinance is pending final approval.

Jane Johnson, 1146 Eagle Road, expressed concerns about the Delaware River South Stormwater Management Ordinance amendment and potential downstream impacts of increased impervious surface.

Harry Barfoot, 124 Beaumont Drive and Planning Commission member, asked for clarifications of the potential changes to the Delaware River South Stormwater Management Ordinance.

Kathleen Pisauro, 5 Pine Heritage Drive and Planning Commission member, encouraged the Board to consider reducing the square footage deferral amount in the Delaware River South Stormwater Management Ordinance amendment.

Leena Saini, 3 Mallard Pond and member of the Planning Commission and Traffic Advisory Committee, expressed her support for the Streetscape Project noting that the volunteers prioritized safety in their recommendations.

APPROVAL OF MINUTES AND BILLS PAYABLE

A motion was made by Mr. Cino and seconded by Ms. Taylor to approve January 20, 2026 meeting minutes. Motion carried by unanimous vote.

A motion was made by Ms. Taylor and seconded by Mr. Cino to approve the February 17, 2026 Bills Payable List in the amount of $435,849.32. Motion carried by unanimous vote.

PLANNING & ZONING ISSUES

Resolution No. 2026-05 – Sherry Planning Module, 1122 Taylorsville Road

Ms. Burmester introduced the resolution for a planning module for a small flow treatment facility to serve two existing buildings, with two apartments in each building. Discussion followed and a motion was made by Mr. Cino and seconded by Ms. Thompson to approve Resolution No. 2026-05. Motion carried by unanimous vote.

625 Street Road Subdivision

Ed Murphy, Esq., represented the applicant and provided an overview of the application for a two lot subdivision with waivers on a property that has an existing Agricultural Conservation Easement. One lot would include the existing residence and horse training facility on 85.958 acres. The proposed second lot is 11.083 acres for a future single family detached dwelling.

The applicant requests relief from requirements of a drainage easement for a watercourse on the property, street lights, sidewalks and curbs. Also requested is deferral from grading, drainage, erosion and sediment control, stormwater management system plans, well, septic and utility installation plans until submission of the Building and Grading permit for the single family dwelling on Lot 2.

Following discussion, a motion was made by Mr. Taylor and seconded by Mr. Cino to grant the waivers and deferrals as outlined in the February 6, 2026 Arna Engineering letter conditioned upon Agricultural Board approval, preparation and review of deed covenant restrictions satisfactory to the Township Solicitor, ongoing compliance with the to-be-issued Gilmore & Associates letter, subject to continued compliance with Gilmore & Associates' stormwater review as stated, and subject to the zoning permit agreement as stated. Motion carried by unanimous vote.

A motion was then made by Mr. Taylor and seconded by Ms. Thompson to approve the 625 Street Road Preliminary/Final Subdivision Plan subject to compliance with the January 20, 2026 Gilmore & Associates review letter and any subsequently issued Gilmore & Associates letter. Motion carried by unanimous vote.

SOLICITOR'S REPORT

Delaware River South Watershed Stormwater Management Ordinance – Small Project Exemption

Mr. Oetinger introduced the ordinance amending the Delaware River South Watershed Stormwater Management Ordinance by providing for small project exemptions for new or reconstruction projects under 1,000 square feet, removing exemptions for sheds and pools, and amending stormwater management facility design criteria. He noted that the deferral of 1,000 square feet of impervious coverage is cumulative and would be included in calculating stormwater management requirements for future projects.

Discussion followed and Ms. Fuller clarified that the proposed changes do not affect zoning but rather relate to the section of the code addressing stormwater management.

Mr. Taylor proposed replacing the 1,000 square foot threshold deferral with a 500 square foot threshold.

Mr. Cino expressed opposition to the ordinance as drafted and recommended referring it to the Planning Commission for review.

Discussion followed and a motion was made by Mr. Taylor and seconded by Ms. Taylor to authorize advertisement of the Delaware River South Watershed Stormwater Management Ordinance amended to establish a 500 square foot exemption threshold instead of a 1,000 square foot threshold. Motion carried by a 4-1 vote with Mr. Cino voting in opposition for reasons stated above.

Stormwater Management Facility Maintenance Ordinance
Mr. Oetinger provided an overview of the ordinance providing for the proper maintenance of stormwater management facilities. Mr. Cino recommended review by the Planning Commission and the Environmental Advisory Council before advertising. Following discussion, a motion was made by Ms. Taylor and seconded by Ms. Thompson to authorize advertisement of the Stormwater Management Facility Maintenance Ordinance. Motion carried by a 4-1 vote with Mr. Cino voting in opposition for reasons stated above.

Jointure Generator Ordinance
Mr. Oetinger provided an overview of the Jointure Generator Ordinance revising regulations for B-17 Elderly Housing use to allow placement of air conditioners and whole-house generators within required setbacks subject to community or homeowners' association approval. Mr. Cino recommended review by the Planning Commission before advertising. Discussion followed. A motion was then made by Ms. Thompson and seconded by Ms. Taylor to authorize advertisement of the Jointure Generator Ordinance. Motion carried by a 4-1 vote with Mr. Cino voting in opposition for reasons stated above.

MANAGER'S REPORT

Affirm EAC Chair
A motion was made by Ms. Taylor and seconded by Mr. Weldon to affirm Edward Hale as Chair of the Environmental Advisory Council for 2026. Motion carried by a 4-0-1 vote with Mr. Taylor abstaining due to his personal relationship with Mr. Hale.

APPOINTMENTS

A motion was made by Ms. Taylor and seconded by Ms. Thompson and approved unanimously to appoint the following volunteer board members:

Environmental Advisory Council - Noah Norman for a term which expires12/31/28
Zoning Hearing Board – Paraag Sarva for a term which expires – 12/31/30
Investment Committee – Brian Millard for a term which expires – 12/31/29

ENGINEER'S REPORT

Streetscape Update
Ms. Fuller provided an overview and presentation of the updated scope of the Streetscape Project. The project scope was revised based on grant funding received and following meetings with residents and the Historical Advisory Commission, Financial Advisory Committee and Traffic Advisory Committee. The revised scope includes traffic calming medians, decorative crosswalks, rapid flashing beacons,

bike sharrows, ADA compliant curb ramps and curb bump outs. Additional aesthetic improvements include trees, benches, and plantings. The project will be bid with alternates to allow flexibility.

Following discussion, a motion was made by Mr. Cino and seconded by Mr. Taylor to authorize advertisement of the Streetscape Project with the condition that the presentation be posted on the Township website. Motion carried by unanimous vote.

BOARD AND COMMISSION REPORTS

Mr. Weldon announced that the following minutes were included in Board packets:

- Environmental Advisory Council - December 9, 2025
- Park & Recreation Board - November 20, 2025
- Planning Commission – December 17, 2025

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

Harry Barfoot, 124 Beaumont Drive and President of the Upper Makefield Business Association (UMBA), shared that UMBA collaborated with the Council Rock School District to design a t-shirt to mark the 44th year of the Rev Run and the 250th anniversary of the country.

Ellen Radow, 9 Timber Knoll Road, suggested signage or gates to alert people to flood prone areas of the Township, suggested that the Township gather community input for a cohesive approach to address the Washington Crossing Bridge project, and expressed support of the Streetscape project.

Ed Ford, 995 Washington Crossing Road, addressed the public comment process and encouraged the Board to reconsider Planning Commission review of the stormwater management ordinance.

ADJOURNMENT

A motion was made by Ms. Taylor and seconded by Ms. Thompson to adjourn the meeting at 9:54 p.m.

Respectfully submitted,

Gregg Schuster
Township Manager
Approved: March 17, 2026