

# **Upper Makefield Planning Commission**

## **February 18, 2026 Meeting Minutes**

The February 18, 2026 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, Harry Barfoot, Leena Saini, Karin Traina, Heather Kouveras, and Sean Cottrell. 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. Barfoot and seconded by Ms. Traina to approve the January 21, 2026 meeting minutes. Motion carried by a unanimous vote.

### **ORDINANCE REVIEWS**

#### **Sign**

Ms. Pisauro provided an overview of the BCPC Sign Worksheet and the instruction to the Committee regarding the approval of the allowed signs within Upper Makefield. This will be done in multiple steps. The signs reviewed at this meeting are as follows:

- Athletic – Allow – parks only
- Awning – Allow – with restrictions – Washington Crossing overlay regulations
  - Committee's definition of awnings is similar to what is currently on Washington Crossing Inn
- Banner – Allow – with time-frame restrictions – Note: existing in Streetscapes Plan
  - Current banners are Revolutionary Run and Community Day
- Bench – Do Not Allow
- Bollard – Do Not Allow
- Business – Allow – with restrictions – Washington Crossing overlay regulations
- Canopy – Do Not Allow
- Changeable Copy – Split Vote – gas prices – Washington Crossing overlay – no back light
- Channel Letter – Split Vote – no light source
- Community Special Event – Allow – permit required, as temporary
- Construction/Development – Allow – permit required, as temporary
- Directional – Allow – permanent – size to be defined – only on-site / no offsite allowed
- Directory – Allow – to be bundled with business signs

#### **Elderly Housing B-17**

Will Oetinger, Esq. provided an overview of the B-17 Use Ordinance for Elderly Housing regarding

the updating of the Ordinance to allow generator placement with HOA approval. The setbacks for these properties do not allow, at present, the placement within the setbacks. JMZO is looking to each Township for recommendation, feedback, adoption or not on changing the verbiage to allow the HOA's of the B-17 Communities to make decisions regarding the placement.

Discussion followed with the following topics:

- Effects Traditions and Enclave Communities in Upper Makefield.
- At present, residents in Traditions and Enclave need HOA approval for a generator install, with a Township requirement that the permit applicant provide an HOA letter of approval. Committee Members suggested this requirement should continue.
- Ron Smolow, Esq. was at the JMZO meeting representing the Traditions community.
- The Board of Supervisors approved the advertising of the Zoning Ordinance modification at the February 17<sup>th</sup> meeting. The Ordinance change is in review with the Jointure. Newtown Township needed an additional two (2) weeks to review the Ordinance, as they have two communities in their Township that would be impacted by this change.
- The Committee discussed how generator placement impacts properties outside Traditions and Enclave. A Committee Member relayed how a neighbor's generator has a nightly cycling process that can be heard by many neighbors.
- The Committee inquired if the Enclave and Traditions communities were polled to determine overall support for the Ordinance change. There was no confirmation from the community. The Committee strongly encouraged that the HOAs provide community poll results to support this Ordinance change.
- This change would be to give each HOA the authority to make decisions of generator placement. Residents of Enclave and Traditions, who would have required a Zoning Hearing Board variance decision for non-compliant placement, would no longer have the cost of filing for a Zoning Hearing Board variance if the HOA agrees to a non-compliant placement.
- Committee Members suggested that there were other power sources other than a traditional generator for power outages, to include the Power Wall.
- Committee Members suggested that the HOA community should have a Residential Disclosure with the transfer of a sale to educate the property owner of the setbacks for the property and what improvements might require variances.
- Discussion that this should only apply to existing B-17 communities.
- An opposing member stated that they were opposing because they don't have enough information to make a decision even though it is constrained to the B-17 provision; the Township has a Generator Ordinance for all residents; residents have ways to go about getting a variance via a Zoning Hearing Board application, and that there is no difference for them as for other residents; and there are alternatives for power sources that would allow compliance.

A motion was made by Ms. Pisauro and seconded by Ms. Siani to approve the B-17 Ordinance that is before the Committee, as written. Motion carried with a 4 to 2 vote. Mr. Barfoot and Ms. Kouveras opposed the motion.

### **NEWTOWN AREA JOINT ZONING COUNCIL HISTORY**

Ms. Pisauro provided an overview of the document prepared by the Jointure that documents the Joint Municipal Zoning Ordinance history, and she gave copies to the Committee for them to read.

### **LIAISON REPORT**

#### **Board of Supervisors – Braun Taylor**

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

- 625 Street Road Subdivision was conditionally approved at the February 17, 2026 meeting.
- BOS approved for bids to go out for the Upper Makefield Streetscape Project. Slide deck from the BOS meeting to be posted on the Township website.
- Decision to authorize for advertising of three (3) ordinances:
  1. Elderly Housing B-17 – He explained why the Board agreed to advertise and it was due to the timing of the meetings. This was approved at the February 17, 2026 meeting. This ordinance includes generators and air conditioners.
  2. Stormwater Facilities
  3. Stormwater Management: Delaware River South Watershed. Change for a 500 square foot stormwater deferral.
- Township Trash Collection Day is set for April 25<sup>th</sup>.
- Next Joint Toll Bridge Commission meeting is February 23<sup>rd</sup>.

### **ADJOURNMENT**

A motion was made by Mr. Barfoot and seconded by Mr. Cottrell to adjourn the meeting at 9:11 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: March 18, 2026