

Upper Makefield Board of Supervisors
March 17, 2026 Meeting Minutes

The March 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 this evening's meeting for personnel matters.
- The first Household Hazardous Waste Collection event of 2026 is on April 4 from 8:30 a.m. – 2 p.m. at Bucks County Community College. Details are posted on the Township website.
- Upper Makefield's Trash Pickup Day is Saturday, April 25 from 8 am – noon. Please register if you would like to participate to ensure we have enough supplies. Registration information is available on the Township website.
- The Upper Makefield Police will hold a collection event for safe disposal of unused medication at the police station on April 25 from 10 a.m.-2 p.m.
- The Township is hosting a celebration to mark the 250th anniversary of our country at an open house at Township Building on June 20 from 11AM-2PM. There will be historic displays, crafts, refreshments, and an Upper Makefield time capsule.
- The Township was recently awarded a PECO Green Region Grant in the amount of \$3,100 to be used for upgrading LED outside lighting at the municipal complex and at the parks.

Bridge Update

- The next meeting of the Delaware River Joint Toll Bridge Commission is Monday, March 30, 2026 at 10:30 a.m. The Township encourages residents to continue attending virtually or in person and to monitor project updates posted by the Bridge Commission at www.washingtoncrossingbridge.com

SUNOCO PIPELINE UPDATE

Mr. Fennimore provided the following updates on Sunoco Pipeline activities: the Township submitted comments on Sunoco's Public Involvement Plan requesting that public meetings be aligned with key project milestones; Sunoco is evaluating the Mis-a-la Masse (MLM) data to determine locations of new wells; two new monitoring wells have been installed on private property and additional monitoring wells are proposed on Township roadways with drilling expected in April; the Township requested and received from DEP an unredacted copy of the SPLP 90-day Progress Report No. 4.

PUBLIC COMMENT

Joe Babiaz, 102 Crestwood Road, commented on the Energy Transfer progress reports and urged that they include all detections.

Ed Ford, 995 Washington Crossing Road, expressed opposition to the Delaware River South Stormwater Management Ordinance and commented on the public comment process.

Mike Spiro, 1151 Eagle Road, requested a status update on his neighbor's property located at 675 Eagle Road, particularly related to stormwater management.

Noah Norman, 947 Mt. Eyre Road, spoke in support of the Rt. 532 Streetscape project and commented on outdoor lighting options.

Priscilla Linden, 50 Dillion Way, spoke in support for the Delaware River South Watershed Stormwater Management Ordinance and the Stormwater Management Facility Maintenance Ordinance.

Ellen Radow, 9 Timber Knoll Road, spoke in support of the Delaware River South Watershed Stormwater Management Ordinance and the Stormwater Management Facility Maintenance Ordinance.

APPROVAL OF MINUTES AND BILLS PAYABLE

A motion was made by Mr. Cino and seconded by Ms. Taylor to approve February 17, 2026 meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Ms. Thompson to approve the March 17, 2026 Bills Payable List in the amount of \$370,973.08 Motion carried by unanimous vote.

PLANNING & ZONING ISSUES

Tydings Zoning Hearing Board Application, 81 Beidler Drive

A motion was made by Mr. Taylor and seconded by Ms. Thompson to take a neutral position on the application requesting a variance for a building envelope setback for installation of a generator 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.

Vanek Zoning Hearing Board Application, 106 Cedar Glen Drive

Chris Dougherty, PE, represented the applicant and provided an overview of the application requesting a variance for floodplain soil disturbance for construction of an addition to the house. 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.

SOLICITOR'S REPORT

Ordinance No. 335 - Delaware River South Watershed Stormwater Management Ordinance Small Project Exemption

Mr. Oetinger provided an overview of the Delaware River South Watershed Stormwater Management Ordinance amendment that provides small project exemptions for new or reconstruction projects under 500 square feet, removes exemptions for sheds and pools, and amends stormwater management facility design criteria. Mr. Cino disagreed with the process used to determine the amount that qualifies for an exemption. Following discussion, a motion was made by Ms. Thompson and seconded by Ms. Taylor to adopt Ordinance No.335. Motion carried by a 4-1 vote with Mr. Cino voting in opposition.

Ordinance No. 336 - Stormwater Management Facility Maintenance Ordinance

Mr. Oetinger provided an overview of the ordinance providing for the proper maintenance of stormwater management facilities. Following discussion, a motion was made by Mr. Cino and seconded by Ms. Taylor to adopt Ordinance No.336. Motion carried by unanimous vote.

MANAGER'S REPORT

Resolution No. 2026-06 – Adoption of Upper Makefield Township Emergency Operations Plan

Mr. Shuster provided an overview of the resolution adopting the Upper Makefield Township Emergency Operations Plan. Following discussion, a motion was made by Mr. Cino and seconded by Ms. Thompson to approve Resolution No. 2026-06. Motion carried by unanimous vote.

2026 Stone & Asphalt Bid

Mr. Schuster provided an overview of the 2026 Stone and Asphalt Bid. Following discussion, a motion was made by Mr. Cino and seconded by Ms. Taylor to award the 2026 Stone/Asphalt Bid to Eureka Stone Quarry, Inc as outlined in Public Works Superintendent Matt Gorman's memo dated March 2, 2026. Motion carried by unanimous vote.

APPOINTMENTS

A motion was made by Ms. Thompson and seconded by Mr. Cino to appoint Scott Berger to the Environmental Advisory Council for a term which expires December 31, 2027. Motion carried by unanimous vote.

ENGINEER'S REPORT

Award of Bid – 2026 Road Program

Ms. Fuller provided an overview of the bid for the 2026 Road Program and recommended awarding the base bid, Alternate #1 and Alternate #2 to Bray Brothers, Inc. in the amount of \$188,271.50. Following discussion, a motion was made by Mr. Cino and seconded by Ms. Taylor to award the 2026 Road Program base bid, Alternate #1 and Alternate #2 to Bray Brothers, Inc. in the amount of \$188,271.50. Motion carried by unanimous vote.

Streetscape Project

Ms. Fuller provided an overview of the Maintenance Agreement with PennDOT for Rt. 532 Streetscape improvements. Following discussion, a motion was made by Mr. Cino and seconded by Ms. Taylor to approve the Maintenance Agreement with PennDOT for the Rt. 532 Streetscape improvements. Motion carried by unanimous vote.

BOARD AND COMMISSION REPORTS

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

- Investment Committee – November 20, 2025
- Planning Commission – January 21, 2026

DEPARTMENT REPORTS

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

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

PUBLIC COMMENT

Pricilla Linden, 50 Dillion Way, asked the status of the Jointure Generator Ordinance.

Joe Babiaz, 102 Crestwood Road, asked for a status update on the alternative water feasibility study

for the Mt. Eyre neighborhood, potential funding, and the resident survey.

ADJOURNMENT

A motion was made by Mr. Cino and seconded by Ms. Taylor to adjourn the meeting at 8:23 p.m.

Respectfully submitted,



Gregg Schuster
Township Manager
Approved: April 21, 2026