

Upper Makefield Planning Commission

August 19, 2026 Meeting Minutes

The August 19, 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, Bud Baldwin, Harry Barfoot, Leena Saini, and Heather Kouveras. Also in attendance were Township Solicitor Will Oetinger, Township Engineer Jacob Rigg, 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. Baldwin and seconded by Ms. Saini to approve the June 17, 2026 meeting minutes. Motion carried by a unanimous vote.

SIGNS

Coffeetime Investments – 1118 General Washington Memorial Blvd.

Joe Young, proprietor, provided an overview of the applications requesting approval for signage within the Washington Crossing overlay.

Discussion followed with the following topics:

- Sign will be the same size, made of wood, name change to Dunkin and new paint.

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

Tip Top – 1086 Taylorsville Rd.

No representative of TipTop attended the meeting. The Committee discussed the sign application provided requesting approval for signage within the Washington Crossing overlay.

Discussion followed with the following topics:

- Questions regarding the material of sign, whether it was wood look-alike. Committee requested that a representative from the business attend to clarify and answer questions.
- Color of the sign is acceptable and the size is acceptable.
- Committee noted a non-compliant installation of the sign prior to their approval.

A motion was made by Ms. Pisauro and seconded by Ms. Kouveras to table the application, pending receipt / verification of the materials for the sign. Motion carried by a unanimous vote.

SUBDIVISION

Preliminary/Final with Waivers – 348 Pineville Rd.

Joe Blackburn, Esq. with Wisler Pearlstine, LLP, provided an overview of the application, requesting approval for subdivision for two lots at 348 Pineville Road.

Discussion followed with the following topics:

- Lot sizes: Lot #1 = 8.02 acres, Lot #2 = 6.35 acres.
- No improvements are being requested at this time, only specific to subdivision of the property.
- Septic infiltration has had preliminary testing and results.
- Well has had no testing yet.
- The building envelope is 30,000 sq. ft.
- The Township Engineer's review requested the submission of a landscape plan. There was discussion to clarify that the Township Engineer did not require a landscape architect to prepare the landscape plan.
- Planning Commission recommended a covenant to reflect no further subdivision of the lots.
- Planning Commission recommended a conservation easement for all areas outside the building envelope, prohibiting improvements to the area.

Motions were made as follows to grant the following individual waivers identified in the plan for 348 Pineville Road owned by Property Owner I, LLC., last revised August 18, 2026:

- Waiver #4 – Monuments for each change of direction for the watercourse, requiring at each change in direction.

A motion was made by Mr. Barfoot and seconded by Ms. Saini to approve. Ms. Pisauro abstained. Motion carried with a 4 to 0 vote.

- Waiver #5 – Sidewalks and curbing for the subdivision.

A motion was made by Mr. Barfoot and seconded by Mr. Baldwin to approve. Motion carried by a unanimous vote.

There was a short discussion to question whether the ordinance should be changed, as this is such a frequent waiver in Upper Makefield Township.

- Waiver #9 – To allow both preliminary and final subdivision approval.

A motion was made by Mr. Barfoot and seconded by Mr. Baldwin to approve. Motion carried by a unanimous vote.

The Planning Commission recommended that the waivers requesting deferral should be subject to a requirement that the applicant enter into a Declaration of Covenants guaranteeing compliance with all sections within the deferral portion of the letter at the time building permits are submitted.

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve all deferral waivers. Motion carried by a unanimous vote.

Subdivision

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve the application for subdivision at 348 Pineville owned by Property Owner I, LLC. with the following:

- Subdivision creating two (2) lots - Lot 1 will be 8.03 acres and Lot 2 will be 6.35 acres.
- Area outside the building envelope on Lot 2 to include the area between Lot 1 and Lot 2 subject to a conservation easement.
- Subject to the approval of the Township Engineer for ordinance compliance.

Motion carried by a unanimous vote.

COMMUNITY DAY – SATURDAY, SEPTEMBER 19, 2026 FROM 10:00 – 2:00

Ms. Pisauro provided an overview of the preparations for the event:

- Table information:
 - Septic and water testing analysis information
 - History of JMZO
 - Tattoos for children
 - Cardboard building blocks/bricks
 - QR codes for plan of Community Day festivities.
- Discussion of clearer tennis lesson announcements.
- Booth participants: Sean - afternoon, Leena 10:00 - 11:00, Bud 12:00 - 1:00.
- Upper Makefield Business Association offered two (2) small tents (12' x 12') and two (2) large tents (20' x 40') for use at the event.

LIAISON REPORT

Board of Supervisors – Braun Taylor

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

- Acquisition of three (3) ADR properties along Taylorsville Road with Riparian Grant funds.
- Staging Hill properties at 1115 Taylorsville Road executed a condo subdivision with Bucks County Board of Assessments. The Board approved the litigation of this subdivision.
- Chief Schmidt – Board approval of a proclamation for his sign-off in August.
- The Data Center Ordinance previously reviewed by Planning Commission, was approved by the Board.

- Contribution to the Tree Fund fee in lieu of reforestation for 1388 Wrightstown Road was approved by the Board.
- Final plans for the Melsky Subdivision on Stoopville Road for 35 lots was submitted to the Township for review.

ADJOURNMENT

A motion was made by Mr. Baldwin and seconded by Ms. Kouveras to adjourn the meeting at 8:12 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: September 16, 2026