

Upper Makefield Board of Supervisors

August 18, 2026 Meeting Minutes

The August 18, 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, and Member Tom Cino. Treasurer Elizabeth Thompson and Member Yvette Taylor participated by telephone. 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:

- Supervisors Elizabeth Thompson and Yvette Taylor are joining by telephone this evening.
- An executive session was held this evening to discuss land acquisitions and personnel matters
- Township offices will be closed for the holiday on Monday, September 7.
- Community Day is next month - September 19 from 10-2 at Brownsburg Park. Mark your calendars for the 19th to stop by the park and meet Township supervisors, staff and volunteers while enjoying refreshments, live music, pumpkin painting, touch-a truck and more. Rain date is September 26.

Bridge Update

- The next meeting of the Delaware River Joint Toll Bridge Commission is Monday, September 28, 2026 at 10:30 a.m. Residents are encouraged to continue attending virtually or in person and to monitor project updates posted by the Bridge Commission at WashingtonCrossingBridge.com.
- Mr. Weldon then announced that this evening marks Chief Schmidt's last Board of Supervisors meeting in his official capacity as Chief of Police. He will become Chief Emeritus next week. The Board and the Township acknowledged the Chief's accomplishments and dedication to the Township and wished him well in his retirement. Mr. Weldon then read a proclamation declaring August 28, 2026 as Chief Mark F. Schmidt Day in Upper Makefield Township.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES AND BILLS PAYABLE

A motion was made by Mr. Cino and seconded by Mr. Taylor to approve July 27, 2026 Special Meeting minutes. Motion carried by unanimous vote.

A motion was made by Mr. Cino and seconded by Mr. Taylor to approve the August 18, 2026 Bills Payable List in the amount of \$451,312.32 Motion carried by unanimous vote.

PLANNING & ZONING ISSUES

Costigan SALDO Waiver – 1388 Wrightstown Road

Applicant Mike Costigan provided an overview of his request for a waiver of the tree replacement requirement for development of a subdivision and of his request for a fee-in-lieu of contribution to the

Tree Fund in the amount of \$30,900.00. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Taylor to approve the waiver of the tree replacement requirement and approve the fee- in-lieu of reforestation in the amount of \$30,900.00. Motion carried by unanimous vote.

Resolution No. 2026-10 – Road Name Change from Gadwall Lane to Navy Way

Mr. Crowley, President of the Hampton Moore Community Association, provided an overview of the request to rename the private road within the Hampton Moore subdivision from Gadwall Lane to Navy Way. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Taylor to approve Resolution No. 2026-10 changing the road name from Gadwall Lane to Navy Way. Motion carried by unanimous vote.

SOLICITOR'S REPORT

JMZO Ordinance 2026-03 - Creating a Data Center Use

Mr. Oetinger provided an overview of Jointure Ordinance No. 2026-03 creating a G-17 Data Center Use with attendant regulations. A motion was made by Mr. Cino and seconded by Mr. Taylor to adopt Jointure Ordinance No. 2026-03 creating a Data Center Use. Motion carried by unanimous vote.

MANAGER'S REPORT

Proposal for Permitting and Permit Portal Software

Mr. Schuster provided an overview of the proposal from Traisr for permitting and permit portal software. Discussion followed and a motion was made by Mr. Cino and seconded by Mr. Taylor to approve the Traisr proposal for permitting and permit portal software. Motion carried by unanimous vote.

Pension Funds – Annual Minimum Municipal Obligation

Mr. Schuster provided an overview of the police pension and non-police pension Annual Minimum Municipal Obligations (MMOs). Following discussion, a motion was made by Mr. Cino and seconded by Mr. Taylor to authorize the Township Manager to sign the Police MMO and Non-Police MMO. Motion carried by unanimous vote.

Sale of 2015 Chevrolet Impala

A motion was made Mr. Cino and seconded by Mr. Taylor to accept the bid of Michael Depue for the purchase of a 2015 Chevrolet Impala in the amount of \$4,200.00. Motion carried by unanimous vote.

ENGINEER'S REPORT

Windrows Edge Maintenance Escrow Release #1

Ms. Fuller requested approval of the Windrows Edge Maintenance Escrow Release #1 in the amount of \$73,963.14. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Taylor to approve Maintenance Escrow Release #1 in the amount of \$73,963.14. Motion carried by unanimous vote.

Streetscape Project – Payment Request #1

Ms. Fuller recommended approval of Payment Request #1 for the Route 532 Streetscape Project in the amount of \$285,374.70. Following discussion, a motion was made by Mr. Cino and seconded by Mr. Taylor to approve Payment Request #1 in the amount of \$285,374.70. Motion carried by unanimous vote.

BOARD AND COMMISSION REPORTS

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

- Environmental Advisory Council – July 14, 2026
- Park & Recreation Board – May 18, 2026

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

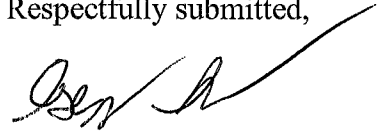
PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

A motion was made by Mr. Cino and seconded by Mr. Taylor to adjourn the meeting at 7:52 p.m.

Respectfully submitted,



Gregg Schuster

Township Manager

Approved: September 15, 2026