

Upper Makefield Environmental Advisory Council

September 8, 2026 Meeting Minutes

The September 8, 2026 public meeting of the Upper Makefield Township Environmental Advisory Council was called to order by Vice Chair Elizabeth Ferrante at 6:59 p.m. In attendance were the following members of the Environmental Advisory Council: Elizabeth Ferrante, Cathy Magliocchetti, Carolyn Dorph, Ellen Radow, Noah Norman, and Scott Berger. Also in attendance were Township Supervisor Liaison Ben Weldon and Planning & Zoning Assistant Zoning Officer Ashleigh Somershoe.

PLEDGE OF ALLEGIANCE

CONFIRMATION OF QUORUM

Vice Chair Elizabeth Ferrante confirmed a quorum.

REORGANIZATION OF COUNCIL

Elizabeth Ferrante was nominated for the Chair position by Ms. Dorph. This motion was seconded by Ms. Magliocchetti. Motion carried by a unanimous vote.

Cathy Magliocchetti was nominated by Ms. Ferrante for Vice Chair. This was seconded by Ms. Dorph. Motion carried by a unanimous vote.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

Request for amendments/corrections to the meeting minutes of August 11, 2026, that will be addressed and reviewed for approval at the next EAC meeting.

PARK MAINTENANCE RECOMMENDATION

Invasive Species Management Plan

Ms. Magliocchetti provided an overview of the plan for park maintenance for the control of invasive species of plants/trees, etc. Project to commence in November. Discussion followed with the following topics:

- Brownsburg Park to be initial start of project.
- Ms. Dorph will pursue a grant from DCNR with Pennsylvania Environmental Council.
- This project will have multi-faceted intervention to complete due to the size of the project.
- Initial herbicide will be done by contractor with Public Works assistance (Phase I).
- If grant is obtained, the second phase can commence.
- The hope is to turn these areas into meadows.
- Suggestion to connect with Park & Rec regarding this project.
- Discussed maintenance of this area on a yearly basis.
- Ms. Dorph mentioned a discussion with Paul Racette from the Pennsylvania Environmental Committee in regard to obtainable grant funds for Upper Makefield projects.

- Recommend having someone from UMT Public Works become certified in herbicide application through Penn State.

A motion was made by Ms. Ferrante and seconded by Ms. Dorph to recommend to the Board of Supervisors to begin plan of the invasive species management by initiating cutting and herbicide application at Brownsburg Park at locations identified in Ms. Magliocchetti's presentation, between November 2026 and February 2027. The motion includes recommendation to include available funding for 2026 or inclusion in the upcoming annual budget for 2027, to complete work in the first quarter of 2027, with the goal to complete all work possible in 2026. The recommendation also includes pesticide licensing through Penn State or similar program for at least one (1) member of the Public Works team. Initial cutting and herbicide will be done with a contractor and Public Works. Motion carried by a unanimous vote.

MUNICIPAL SUSTAINABILITY SUBCOMMITTEE

Solar Ordinance

Mr. Berger provided an overview of the consideration of updating the Solar Ordinance.

Discussion followed with the following topics:

- Changing the Ordinance to allow a streamlined process for homeowners to get solar and better for the Township in time and money.
- Change would keep the historic look of Upper Makefield intact.
- Present restrictions on height limits for roof systems and visual screening will remain.
- Simplify things to remove overregulation and rely on standards to take away complications and also, discretionary reviews, for example the Fire Marshal.
- Want to align with other Townships in the County (Doylestown Boro, Solebury and Bucks County).
- Discussion regarding example budget savings from \$100,000.00 to \$35,000.00 in electric saving for the Township per year.
- Question raised regarding 100% of energy from solar allowed?
- Purchase options for Township: finance, pay in full, third-party.
- Committee to put together a rubric so the Township can know what to look for when undertaking this project.

Recommendations will be tabled until next month after Committee reviews additional information before voting on a definitive plan.

COMMUNITY DAY

Ms. Ferrante provided an overview of the preparation for Community Day:

- Two (2) tables – one (1) for children's activity
- Tree distribution is still up in the air. Ms. Dorph will alert the Committee as soon as she has additional information.
- EAC banner

- Supplies will be brought by Ms. Ferrante
- Check QR code for handout (laminated)
- Beech tree (handout) – laminate for handout
- Mr. Berger and Ms. Radow will set up and stay until midday. Ms. Ferrante and Ms. Dorph will be there midday until closing.

A motion was made by Ms. Magliocchetti and seconded by Ms. Ferrante to purchase native plant plugs not to exceed \$500.00. Motion carried by a unanimous vote.

A motion was made by Ms. Radow and seconded by Ms. Ferrante to have balance left in the EAC budget be allocated to invasive plant/tree removal project. Motion carried by a unanimous vote.

NEW BUSINESS

There is no new business.

CHAIR REPORT

EAC Vice Chair – Elizabeth Ferrante

There was no Chair Report.

LIAISON REPORTS

Board of Supervisors – Ben Weldon

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

- Multiphase extraction with Sunoco. Not approved and will not commence anytime soon.
- Data Center Ordinance – This has been approved through the Jointure. It will continue to be fine tweaked.

Planning and Zoning – Ashleigh Somershoe

There was no P&Z Report.

ADJOURNMENT

A motion was made by Ms. Ferrante and seconded by Ms. Dorph to adjourn the meeting at 8:31 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: October 13, 2026