

Upper Makefield Township Board of Supervisors
December 7, 2021 Meeting Minutes

The December 7, 2021 public meeting of the Upper Makefield Township Board of Supervisors was called to order by Chair Tom Cino at 7:03 p.m. In attendance were the following members of the Board of Supervisors: Chair Tom Cino, Vice Chair Diana Nolan, Treasurer Tim Thomas, Member Ed Ford and Member Karin Traina. Also in attendance were Township Manager David R. Nyman, Assistant Township Manager Judy Caporiccio, Township Solicitor Mary Eberle, Esq. and Chief Mark Schmidt.

Members of the public were also present.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mr. Cino led in the recitation of the Pledge of Allegiance which was followed by a moment of silence in remembrance of the 80th anniversary of the attack on Pearl Harbor.

ANNOUNCEMENTS

Mr. Cino made the following announcements:

- Pineville Road will be closed between Buckmanville Road and Eagle Road tomorrow, December 8 from 7:00 a.m. - 3:00 p.m. while PennDOT replaces a pipe. During the closure, vehicles will be detoured. Motorists are advised to allow additional travel time.
- The annual Upper Makefield Fire Company Santa Parade through the Township will be held on Sunday, December 19 beginning at 10:00 a.m. The Fire Company Food Drive is also underway through December 20 with dropoff locations at First National Bank Washington Crossing Branch and Colonial Farms Market on Sunday, December 19, food donations will also be collected from 10:00 a.m. to 4:00 p.m. at the Taylorsville Road Firehouse. Food collected will be donated to the Penndel Food Pantry. For more information about the Santa Parade and food drive, visit umfc.org.
- Two Crossing reenactments are scheduled this year at Washington Crossing Historic Park. The First Crossing will take place on Sunday, December 12 with activities beginning at 10 a.m. Tickets are required for this event. The Christmas Day reenactment activities will begin at noon on December 25. For details on both events, visit WashingtonCrossingPark.org

Ms. Nolan requested assistance in contacting the County Coroner's office to discuss potential fundraising or other assistance needed to lay to rest unclaimed persons at the County morgue.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES AND BILLS PAYABLE

A motion was made by Mr. Thomas and seconded by Ms. Traina to approve the November 16, 2021 meeting minutes. Motion carried by unanimous vote.

A motion was made by Ms. Traina and seconded by Ms. Nolan to approve the December 7, 2021 Bills List in the amount of \$1,577,369.51. Motion carried by unanimous vote.

PLANNING & ZONING ISSUES

There were no Planning and Zoning issues.

MANAGER'S REPORT

Public Works Collective Bargaining Agreement Three-Year Extension

Mr. Nyman provided highlights of the Public Works Collective Bargaining Agreement Three-Year Extension. A motion was then made by Dr. Ford and seconded by Ms. Nolan to approve extending the current Public Works (Teamsters) Collective Bargaining Agreement for three years (2023-2026). Motion carried by unanimous vote.

ENGINEER'S REPORT

Pondview Drive Stormwater Project – Payment Request #1

Mr. Young provided an overview of the project and recommended approval of Payment Request #1 in the amount of \$97,276.50. A motion was made by Mr. Thomas and seconded by Ms. Traina to approve Payment Request #1 in the amount of \$97,276.50. Motion carried by unanimous vote.

Pondview Drive Stormwater Project – Payment Request #2 (Final)

A motion was then made by Ms. Nolan and seconded by Dr. Ford to approve Payment Request #2 (Final) in the amount of \$21,448.50. Motion carried by unanimous vote.

SOLICITOR'S REPORT

White Tract Major Subdivision Plan

Mr. Cino announced that the Board will now proceed with a public hearing on the White application. The Board will hear from the Applicant, who will present its application from the Township Engineer who will discuss his review letter, and from the public. At the conclusion of the hearing, the Board will consider the application.

Ms. Eberle reviewed the historical highlights of the plan submission to date.

Greg Adelman, Esq. represented Toll Brothers and stated that the plan before the Board has been constant since its preliminary approval in 2007, with some modifications. He shared a final plan overview, highlighting soil and stormwater management as the two primary unresolved issues.

Steve Dadio, soil scientist for Toll, reviewed the site testing performed to date using a soil testing site map, and stated his conclusion that there is some opportunity for infiltration on the site, but there are a lot of soils which will not support infiltration.

John Baionno, engineer for Toll, shared pre-development and post-development drainage area conditions and Toll's plan for a stormwater management system. He believes the plan complies with Township ordinances.

Mr. Young cited concerns with the plan regarding accessibility of proposed open space, minimal and insufficient stormwater recharge, and the negative effect of increased stormwater volume onto the neighboring properties due to the configuration of the stormwater system. Mr. Young noted significant modifications of the stormwater basins since the plan received preliminary approval and noted that Toll has not complied with the Township's request for a downstream analysis of the effect of the stormwater volume. He further noted that the plan does not meet Township ordinance requirements.

Mr. Cino questioned the plan changes since the 2007 preliminary approval, suggesting this final plan submission is actually a new plan. Mr. Adelman does not believe this plan contains substantial changes. Ms. Eberle considers the stormwater system changes to be drastic.

Mr. Cino requested clarification of the term "plow plan effect."

Ms. Nolan asked about non-compliance with freeboard requirements. Mr. Young noted the freeboard was necessary to protect against erosion on neighboring properties.

Mr. Thomas asked about the difference between peak flow and total volume. Mr. Young replied that while the applicant was addressing peak flow requirements, volume requirements were not met.

Dr. Ford expressed concern that Toll did not analyze the channel and downstream effects, noting potential impacts to the Stone, Gunser and surrounding areas.

Ms. Traina asked Mr. Young for recommendations on how additional infiltration could be achieved. He reiterated his cut and fill concerns and noted opportunities for infiltration.

Jane Johnson a neighbor and representative of the Upper Makefield Conservancy cited concerns regarding recharge, water quality flowing into Hough's Creek, potential basin malfunction impacts, open space location changes and accessibility. She feels that this plan does not comply with Township ordinances and should be denied.

A motion was made by Mr. Cino and seconded by Ms. Nolan to deny the White Tract Major Subdivision Plan. Motion carried by unanimous vote.

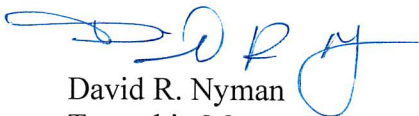
PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

A motion was made by Mr. Thomas and seconded by Ms. Traina to adjourn the meeting at 9:06 p.m. Motion carried by unanimous vote.

Respectfully submitted,



David R. Nyman
Township Manager

Approved: December 21, 2021