

Upper Makefield Environmental Advisory Council

December 9, 2025 Meeting Minutes

The December 9, 2025 public meeting of the Upper Makefield Township Environmental Advisory Council was called to order by Chair Cathy Magliocchetti at 7:00 p.m. In attendance were the following members of the Environmental Advisory Council: Cathy Magliocchetti, Eddie Hale, Bud Baldwin, Carolyn Dorph, Ellen Radow, Elizabeth Thompson, and Elizabeth Ferrante. Also in attendance were Township Supervisor Liaison Ben Weldon and Planning & Zoning Administrative Assistant Ashleigh Somershoe.

PLEDGE OF ALLEGIANCE

CONFIRMATION OF QUORUM

Chair Cathy Magliocchetti confirmed a quorum.

PUBLIC COMMENT - ADR Investments proposed Land Development Plan

Pia Ruggles – 5 London Ct.

- She was happy the Township cleared blockages in the creek.
- Now concern about the submitted plan to build two new homes on the Kudra property.
- The Zoning District for this area is CM. (Conservation Management).
- Concern that London Ct. is only approximately 10 feet above the new homes.
- Concerns with flooding/flash floods.
- Concerns that new construction will occur in flood risk areas and in the floodplain of Jericho Creek.
- Plans show that the homes are to be built in/near the wetlands (within 25 feet) and must be built with steep slopes.
- Concern for building near power lines.

Kevin Holmes – 476 Stoneybrook Rd.

- His home is three (3) houses from the Delaware River, and all waters pass through his yard.
- In Storm Ida, his property was flooded, as it reached over the berm.
- Has concerns for the danger to homeowners with constant threat of flooding.
- Wanted these parcels to be deemed as conservation easements and felt the Township should own them.

Joe Miale – 1265 Taylorsville Rd.

- Supporting neighbors' feelings on the flooding issues
- He explained incidents that happened during the Storm Irene.
- Concern for new homeowners to deal with the danger of floods.

Kristin Tormenti – 498 Stoneybrook Rd.

- Concern for the invading of waters that have affected her property
- Had a propane tank (bolted down on 100-year storm base) that was ripped out and propelled propane into the air.
- Concern for community, emergency response and Township, along with environmental impact of addition homes to be built in this area.

APPROVAL OF MINUTES

A motion was made by Mr. Baldwin and seconded by Mr. Hale to approve the October 14, 2025 meeting minutes. Motion carried by a unanimous vote.

RF 100 INITIATIVE – SIERRA CLUB – PRESENTATION AND DISCUSSION

Andrea Strout, Buckingham EAC, provided an overview of the Ready for 100 Initiative/Sierra Club. Discussion followed with the following topics:

- Explained the mission of the initiative and presented a power point review.
- It is a non-profit that educates Municipalities of the dangers of climate change.
- Looking for commitment to solutions to help reach the goals:
 1. To electrify the grid by 2035.
 2. Transportation, heating, all sectors of the grid by 2050.

ANNUAL REVIEW OF TOWNSHIP PROPERTY MAINTENANCE – MOTION FOR EAC RECOMMENDATION TO THE BOS – Presented by Matt Gorman, Superintendent – UMT Public Works

Annual Maintenance - Lookout Park/Brownsburg Park/Mt. Eyre/Oakdale Ave

- Mr. Gorman requested a review by the Township to handle maintenance going forward, as he does not have certain equipment to do some jobs and must obtain from Solebury Township to complete the projects. Therefore, having a more defined schedule is very important. He offered to meet with any Board Member so they can see the tasks at hand for addressing the need (no-mow zone at baseball fields, etc., at the parks).
- Committee recommends trimming/cutting in the “fall” season, after Veteran’s Day.
- Discussion commenced on mowing the Mt. Eyre area.
- Mr. Gorman will return to the EAC meeting in April 2026 and schedule the walk-through.
- Proposed yearly maintenance to address Lookout Park, Brownsburg Park, Mt. Eyre area. Oakdale Avenue is maintained every other month (always concern for the homes on Oakdale Ave. for possible flooding).

NEW BUSINESS

Ms. Magliochetti suggested to form a new committee for the RF 100 Program. Discussion for pros and cons for the project and this will be addressed in future meetings.

CHAIR REPORT

EAC Chair – Cathy Magliocchetti

Ms. Magliochetti thanked Carolyn Dorph, for pursuing the Bucks Beautiful Program for the Township. Ms. Magliochetti and Ms. Dorph went out with Matt Gorman of the Township Public Works Dept. and Landscaper, to walk Brownsburg Park for placement of the daffodils for the Bucks Beautiful Program. Carolyn was also very involved with the Township “tree give away” to residents.

LIAISON REPORTS

Board of Supervisors – Ben Weldon

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

- London Court issue is being looked upon with sympathy for their situations.
- Suggestions to Committee have all information on the ADR Investment application to the Board for review before the January meeting, with ideas, thoughts and recommendations.
- Sycamore Farms Grant was delayed due to the budget was suspended. Committee asked to get an update.
- Bamboo – Concern for the effectiveness of the Ordinance as it stands. Suggestion to update the Noxious Weeds Ordinance to be more stringent. Committee requested a copy of the Ordinance to review.

Planning and Zoning – Ashleigh Somershoe

There was no P&Z Report.

ADJOURNMENT

A motion was made by Mr. Baldwin and seconded by Ms. Dorph to adjourn the meeting at 9:00 p.m.
Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: February 10, 2026