

The regular business meeting of the Northampton Township Board of Supervisors was called to order at 7:30 p.m.

Members of the Board present were:

Larry Weinstein
Barry Moore
Eileen Silver
Dr. Kimberly Rose
Frank O'Donnell

Others present were:

Robert Pellegrino, Township Manager
Kurt Schroeder, Township Engineer
Joseph Pizzo, Township Solicitor

PLEDGE OF ALLEGIANCE

Chairman Moore led the Pledge of Allegiance and held a moment of silence in support of military and emergency services personnel.

ANNOUNCEMENTS

Chairman Moore announced a special welcome home ceremony was held for Army Specialist Jeffrey Vogel recognizing his safe return home from serving in a hostile terrorist. Chairman Moore also thanked Mr. Palestina for making arrangements for the event. Mr. Palestina added any resident who is serving in a hostile territory, please contact the Township Administration to be included in a Flag recognition ceremony.

Mr. Pizzo announced an executive session was held immediately following the Board of Supervisors meeting on March 22, 2017. The five members of the Board of Supervisors, Michael Solomon, Acting Township Manager, and himself were present. A pending litigation was discussed and no action was taken and none is required at this meeting.

Mr. Pizzo announced a second executive session was held on Friday, April 7, 2017 at 7:30 am. Four members of the Board of Supervisors, Mrs. Silver was absent, Robert Pellegrino, William Wert and himself were present. Two (2) matters of real estate sales and or purchases were discussed and two (2) matters of pending litigation. No action was taken and none is required at this meeting. One additional matter relating to real estate known as the Mill Race Inn property was discussed and action will be taken on this as part of tonight's meeting..

Chairman Moore announced the consideration of the demolition request for 444 St. Leonard's has been continued to the May 24, 2017 Board of Supervisors meeting.

Chairman Moore announced the public hearing to consider the approval of an amendment to the Code of Ordinances to update the Right-to-Know regulations and clarify the process of submitting and responding to Right-to-Know requests has been rescheduled to the June 28, 2017 meeting. Mr. Pizzo explained due to new laws recently established a modification to the Township Ordinance may not be necessary.

Chairman Moore also stated a separate email account for Right-to-Know requests has been created as a designated spot to collect all Right-to-Know requests and five people are on the list to receive these requests. Mr. Pellegrino stated the email address is rtk@nhtwp.org. Mr. Pizzo stated the Township also continues to accept electronic and hard copies as well.

A motion was made and seconded (Rose-Silver) to continue the public hearing regarding the Right-to-Know requests and regulations to the June 28, 2017 Board of Supervisors meeting.

Motion Passed 5-0.

SPECIAL PRESENTATIONS

Joe Szafran, Recorder of Deeds Plaque Presentation to the Northampton Police Department for their Participation in the Honor Flight Program

Mr. Joseph Szafran of the Recorder of Deeds for Bucks County presented a commemorative plaque to Lieutenant Steven LeCompte in recognition of the police escorts provided by Northampton Township in support of the Honor Flight Program. Mr. Szafran thanked the Police Department and the Board of Supervisors for their support of the program and noted the next trip will be held on October 2, 2017.

Distinguished Citizen Award – Cynthia Cook

Chairman Moore called Cynthia Cook forward and presented her with the Northampton Township Distinguished Citizen Award for her actions as a dedicated volunteer and an outstanding member of the community.

Mr. O'Donnell presented a certificate on behalf of Senator Tomlinson, and Dr. Rose presented a certificate on behalf of Representative Petri, echoing the comments and accolades by the Board and her peers.

PUBLIC COMMENT – (Agenda Items Only)

David Patterson, 189 Amsterdam, commented on the Right-To-Know law and his request for a Board of Supervisors meeting video of March 22, 2017. Mr. Patterson stated he was charged \$25.00 for a copy of the original video, the state fee is only \$3.00 and doesn't feel the Township has the right to edit a video.

Mr. Pellegrino stated the Township was not aware of the \$3.00 fee under the Right-To-Know law and therefore is sending out a refund to anyone that overpaid. Mr. Patterson stated he had received a call explaining he was receiving a \$22.00 refund.

Mr. Pizzo explained the only thing that was different in the Video of March 22, 2017 that was posted online and on the website was the audio was lowered due to expletives used and people having different sensitivities. The Township felt there was important information from that meeting and in order to play over the air the considerations of all residents must be met.

Sarah Foisey, Richboro, as a member of the Council Rock Healthy Youth provided information on a drug take back program being held at Murray's Market on April 2, 2017 from 10:00 am until 2:00 pm. Ms. Foisey asked that everyone to drop off their unused and expired medications as part of this initiative.

Andrew Gannon, 500 Bustleton Pike, asked the Board to not approve the two items they tabled tonight, the "Right-to-Know Ordinance, and the demolition of the house at 444 St. Leonard's Road. Mr. Gannon thanked Mr. Szafran for his work with the Veterans and making these trips possible.

Don George, Watergate Drive, commented on several issues as follows:

Revisited his concern on the inaccuracy of the minutes from the beginning of the year, questioned the accounts payable list, and how long the Board has to review it, before approving it. Discussion ensued between Mr. Pellegrino and Mr. George. Mr. George questioned the Township Fee Schedule and overcharging for DVD's.

Joanne Thorton, spoke as the selected speaker for several members of the James E. Kinney Senior Center. Mrs. Thornton stated herself and a group of ladies are here to support Dr. Kimberly Rose and the classes she teaches at the Senior Center.

CONSENT ITEMS

The Board meeting minutes of March 22, 2017 were approved by unanimous consent.

ACCOUNTS PAYABLE

The accounts payable for April 12, 2017, in the amount of \$3,148,758.28, and April 26, 2017 in the amount of \$662,436.67. Dr. Rose stated the April 12, 2017 accounts payable had an amount of \$2,247,362.18 payable to Debt Service. The accounts payable for April 12, and April 26, 2017 were approved by unanimous consent.

PUBLIC HEARING

Consider Approval of an Amendment to the Code of Ordinances to Update the Right-To-Know Regulations and Clarify the Process of Submitting and Responding to Right-To-Know Requests.

For clarification purposes a motion was made and seconded (Rose-Silver) under the Chairman's announcements to continue this matter to the June 28, 2017 Board of Supervisors meeting. Motion passed unanimously.

NEW BUSINESS

Consideration of Planning Module – Gilmour Tract, 1300 Old Jacksonville Road

Mr. O'Donnell outlined the planning module and noted the Gilmour Tract was recently approved on Old Jacksonville Road moves toward construction, a planning module is required to be submitted to the Department of Environmental Protection and as part of that process, a resolution must be passed by the Board of Supervisors. Mr. O'Donnell stated the Municipal Authority has no objection to this approval, especially since this project proposes on-lot systems and will not impact the public sewer system.

A motion was made and seconded (O'Donnell-Weinstein) to approve the Department of Environmental Protection resolution R-17-1A for plan revision for Woodbury Grove Investors, LP be approved for the Gilmour Tract Subdivision on Old Jacksonville Road.

Chairman Moore called for Board and public comment. None was heard.

Mr. O'Donnell announced a funding request from the Northampton Library has been sent out and should have been received in the mail if anyone has not received the request and would like to donate, Mr. O'Donnell encouraged them to call the Library and request a copy of the funding letter.

Consider Proposed Sale of Former Mill Race Inn Property

Chairman Moore explained the Bucks County Redevelopment Authority received two proposals for acquisition and redevelopment of the former Mill Race Inn property.

The first proposal is from Riviera House, LLC with a purchase price of \$275,000. The developer intends to construct a Mediterranean Restaurant and event space for 100 to 150 people. The original mill building will be restored and incorporated as part of the restaurant. The developer submitted all documents required by the Request for Proposals, including current financial statements that demonstrate an ability to finance the project. The developer has past experience with rehabilitating historic structures.

The second proposal is from Bustleton Enterprises, Inc. With a purchase price of \$175,000. The developer intends to renovate the property with up to 10 units for use as office/retail space, and townhomes; however, the allocation of units among the proposed uses was not identified. No financial statements were provided to supports the applicant's ability to complete the project, and the developer did not indicate any past experience in rehabilitating historic structures.

A motion was made and seconded (Moore-Silver) to accept the proposal from Riviera House, LLC to purchase the former Mill Race Inn property and to authorize the Bucks County Redevelopment Authority to execute all documents related to the sale of the property

Chairman Moore called for Board comment.

All the Board members agreed to the development of this property is a great opportunity, and will enhance the future development of Holland.

Chairman Moore called for public comment.

Peter Palestina, Lynford Road, stated previous Board members, Mr. Long, Mr. Kinney and Mr. Komelasky if they were here would say it's about time.

Cliff Locasale, Churchville, raised concern over the development of the property, noting the property sits in a floodplain, adding a restaurant will cause a burden on the water and sewer in the area.

Mrs. Silver also noted this area was owned by the Finney Family and the descendants that are still in the area will be thrilled to see this whole area restored.

Motion Passed 5-0.

Consider Bid Award for Civic Center Restrooms

Dr. Rose outlined the Civic Center Restroom project. Dr. Rose noted the bids were opened for the Civic Center Restroom Project on Tuesday, April 18, 2017. Two general contractor bids, two plumbing contractor bids, four electrical contractor bids, and three HVAC contractor bids were received. The four lowest bidders are:

- General Contract: Premier Builders, Inc. - \$262,820.00
- Plumbing Contract: Hirschberg Mechanical, LLC - \$48,918.76
- Electrical Contract: Premier Builders, Inc. - \$28,700.00
- HVAC Contract: Hirschberg Mechanical, LLC - \$12,500.76

The lowest total combined cost for the four prime contracts is \$352,939.52 which far exceeds our budget estimate of \$225,000. A summary of all bids received is attached for your review.

Dr. Rose explained in accordance with the bid specifications the Township has sixty (60) days to accept or reject any or all bids. Based on the bid prices received, The Administration is recommending rejecting all bids for this project. The Township Administration believes the Township can construct the restroom facility using our Public Works employees and only contracting specific portions of the project at a cost not exceeding our budget estimate. Mr. Pellegrino has already had discussions with our Public Works and Recreation Departments about how to accomplish this task.

A motion was made and seconded (Rose-Silver) to reject all bids received for construction of a restroom facility at the Civic Center and authorize the Township Administration to explore alternatives to complete the project, including the use of Township forces for its construction

Chairman Moore called for Board comment.

The Board agreed this is creative thinking on the part of the Administration and the Public Works Department. It was also agreed the public works personnel would do a great job.

Motion Passed 5-0.

Consider Bids for Installation of Decorative Crosswalks in the Village of Richboro

Mr. Weinstein outlined the project and the bidding process. Bids were received on March 16 by McMahan Associates for installation of decorative crosswalks at five (5) locations in Richboro. The Township received one bid for the project from Ramos & Associates, Philadelphia, PA for \$298,031. This amount is less than the bid received for \$341,450 from the Olivieri & Associates that was rejected by the Board in November.

The bid specifications require improvements at the following locations:

- Richboro Shopping Center to Schoolhouse Shopping Center
- Bustleton Pike and Upper Holland Road
- Second Street Pike and Almshouse Road
- Second Street Pike and Crossroads Plaza Drive
- Northampton Free Library to the James Kinney Senior Center

A significant portion of the project cost involves constructing curb ramps at signalized intersections to meet current ADA and PennDOT standards. This work was required by PennDOT and our signal permit plans had to be modified and approved by PennDOT before we bid the

project. The Township was also required to add an additional pedestrian crossing signal at the intersection of Second Street Pike and Crossroads Plaza Drive to allow pedestrians to cross the northern leg of Second Street Pike.

After bidding the project, a determination was made to remove the intersection of Almshouse Road and Second Street Pike from the project scope because of work being completed by the Dreher Group as part of the Addisville Commons development project. A portion of their off-site improvements required widening the south side of Newtown-Richboro Road between Second Street Pike and Township Road. This work also required the developer to perform signal upgrades and modifications to the handicapped accessible ramps at 2 locations. Since this work would interfere with the decorative crosswalk project undertaken by the Township, the contractor agreed to remove the intersection from the project scope and correspondingly reduce the contract cost. As a result, all work at that intersection will be completed by the Dreher Group as part of its off-site improvements. The Dreher Group will also be installing decorative crosswalks at the intersection of Bustleton Pike and Second Street Pike as part of its public improvements.

The cost impact of removing the Second Street Pike and Almshouse Road intersection from the project scope is a reduction in the total project cost to \$230,630. This amount is within our project estimate of \$235,720. Mr. Weinstein detailed the project cost.

- ADA Curb Ramp/Sidewalk - \$97,000
- Signal Improvements - \$29,000
- Decorative Crosswalks - \$105,000

Mr. Weinstein reminded everyone the Pennsylvania Department of Transportation (PennDOT) awarded a grant through the Multimodal Transportation Fund to install the decorative crosswalks and construct ADA compliant curb ramps. The grant award is \$165,000 with a match of \$70,720 (total project cost of \$235,720).

A motion was made and seconded (Weinstein-O'Donnell) to accept the bid from Ramos & Associates, Philadelphia, PA for installation of decorative crosswalks, ADA ramp improvements, and traffic signal upgrades at various locations in Richboro, based on a revised project scope as recommended by the Township Traffic Engineer, in the amount of \$230,630, and to authorize the Township Manager to execute all contracts required for the project.

Chairman Moore called for Board and public comment. None was heard.

Motion Passed 5-0.

Consider Appointment to the Library Board

Mr. O'Donnell stated there is one vacancy on the Library Board due to the resignation of Marvin May.

A motion was made and seconded (O'Donnell-Weinstein) to appoint Dr. Michael May to the Free Library of Northampton Township to fill an un-expired term, effective immediately, and expiring on December 31, 2017.

Chairman Moore called for Board comment.

The Board members all agreed this is a great addition to the Board, and Dr. May will be bringing plenty of energy and enthusiasm to the Board.

Motion Passed 5-0.

LIAISON REPORTS

Dr. Rose made the following announcements:

- The Parks and Recreation annual Bunny Hunt on April 8 was another huge success with over 300 people in attendance.
- The Historical Commission met on April 20 and reviewed a report on the house at 444 St. Leonard's Road. The Historic Commission felt the applicant did not make a strong case to support the demolition of the existing farmhouse, and they feel more research needs to be done before the Historic Commission can give their opinion on keeping the structure or having it demolished.
- The Senior Center has just created new incentives to becoming a member of the Senior Center. Included in these new incentives is a project called the "Awesome Project". When a person renews or joins as a new member this will entitle them to discounted rates on classes and will entitle them to a bi-monthly newsletter. Additional perks include an "Awesome Members Perk Packet", filled with an "I'm Awesome" wristband, coupons for discounts at area businesses, along with invitations to "Awesome Member Events." The only requirements are that the person is 55 years or older, and that a one-time yearly fee of \$20 is paid
- Anyone interested in researching History stop by the Archives located in the Library from 10:00 am until 6:30 pm on Monday's and Wednesday's.
- The Spring Fling Shopping event will be held at the Senior Center on April 28, 2017 from 5 pm until 9 pm. Over 50 vendors will be in attendance. The Lion's Club will be serving food for purchase.

Mr. O'Donnell made the following announcement:

- The Library is still in need of funding. The Library working with the Friends of the Library is looking into ways to re-energize the fundraising efforts. Check online or visit the library for full details on how you can help.
- Northampton Township Library holds many programs for children as well as adults. Check out the website for further information.

Mr. Weinstein made the following announcements:

Planning Commission meeting 4/11/2017

- The April 11th meeting of the planning commission was cancelled due to Passover.
- The next meeting will take place on May 9 at 730.
- The commission will consider a design guidelines ordinance that was recently authorized for Advertisement by the Board of supervisors.
- In addition the planning commission will consider the plan for the redevelopment of 880 2nd Street Pike into a pediatric dental office.

ZHB meeting occurred on 4/17/2017 and the following variance requests were heard:

- An appeal being approved for a garage addition on birch avenue.
- The next meeting of the ZHB is scheduled for May 8.
- The ZHB has various cases scheduled to be heard including a cabana yard setback
- Impervious surface ration on quartermaster,
- Fence setback variance on Yale
- Detached garage variance in Beverly.

Council Rock School District met and held discussion on the following:

- CRSD last day of school is June 13, that is also graduation day with ceremony at 6.
- The ad hoc CR master capital planning meeting was held on march 30. Discussed was repurposing of school and non-school facilities. Discussed were potential operational and capital savings by closing one or 2 elementary schools. Richboro middle's closing would save over 20 million in capital costs and 1.8 million annually in operational costs
- They also met April 24 and discussed appraisal ranges for Howe tract 1.6 mills, Richboro middle 2-3.5 million, chancellor 500k to 2.6 million. Wrightstown 220k-1.4 million, rolling hills 920k-2.1 million. Twining ford road Maintenance 40-750k

- Also discussed were redistricted scenarios: if all schools stay open 14 percent kids redistricted, 54 percent in the south feeder zone
- Next ad hoc planning meeting is May 22 and will discuss redistricting and school closings
- Facilities 5/4. Academic 5/11 finance 5/4 school board 5/18. Policy 5/25
- May 23 is CR night at Trenton Thunder
- CR projected enrollment drops for elementary 2026
- April 20 school board meeting they voted 2.5% preliminary tax increase would then need 4 million in fund balance and then also find more money
- CR south relay for life may 20
- Schools closed May 16 for Election Day
- District art show May 11, 12,13
- Jim Kelly invitational track meet Evan Kutney and Tommy LAM medaled, CR south AAA ice hockey team won winter sport suburban league championship, Melanie Wilkinson and Felicia Wilkov continuing softball at college, U-19 soccer national junior team CR south senior Caroline McGovern made it, Kiwanis invitational Andrew Zawodniak, John Lukose, Dawson Nuner; Kyle Kutney won 400m relay, CR South Megan McDonnell made all-star music conference team as well as Rob Balnkeenmeyer and Noah Inchusti and. Kate Lopez, At Delaware Valley science fair Megan McDonnell and Jessica Wang were in first and third place
- Next diversity, presenting at a CR policy meeting April 25 and I urge residents to go because proposals could impact them,
- CR had highest AP, ACT and SAT scores in CR history
- Expressed sorrow for assassination of a Delaware state trooper

Mrs. Silver made the following announcements:

- The Parks and Recreation Department are hosting a variety of classes and trips, full information can be found in the Parks and Recreation brochure or by visiting their website.
- The Northampton Valley Country Club will be utilized again this year for Parks and Recreation summer camp swim trips and for swim team practice and events.
- The Veterans Advisory Meeting met on Monday, April 20, 2017 at 7:00 pm in the caucus room to discuss the following:
- Memorial Day, Flag Day and Northampton Days

- The Veterans Advisory Commission has implemented a Veterans Memorial Brick Program. Open to all veterans and active duty personnel that wish to purchase a brick to memorialize military time. The cost of the brick is \$100 and will be 4"x8" in size. Information will be posted on the Township website.
- Memorial Day Ceremony will be held on May 29, 2017 at 9:00 am at Dembowski Park.
- Northampton Days has been postponed until spring.
- The Veterans Advisory Commission will be hosting a 911 service day, date, time, and location to be determined
- Working with Kids Can Make a Change to lay wreaths at the Union Cemetery
- Churchville Nature Center will be holding their annual wildflower ale from 9 am to 5 pm, see their website for more information.
- Congratulations to Assistant Manager Bill Wert for the excellent spring newsletter

Mr. Moore made the following announcements:

- Challenged residents to recycle more, it's good for the environment and it costs the Township less money for recycling.
- On April 6, 2017 an Open House was held at Painting with a Twist a new business that moved into the location known as the Spread Eagle Inn. Wishing them much success in their business
- Northampton Days is moving to April or May, and is being revamped, new members, new location, and a fresh start.

Public Comment

Cliff Locasale, 813 New Road, reiterated his statements from previous meetings on the PFOA and PFOS contamination in the area.

David Patterson, 19 Amsterdam Avenue, questioned what triggers the end of the meeting and was something wrong in the booth that ended the meeting last month. Chairman Moore stated when the meeting is concluded and the gavel is down that is what signifies the end of the meeting.

Bruce Stamm, 14 Jericho Road, noted his concern over Dr. Rose and her conducting classes at the Senior Center and the alleged inappropriateness. Chairman Moore stated this has been reviewed and explained several times. Chairman Moore deferred to Mr. Pizzo for clarification. Mr. Pizzo explained the Senior Center's policies, and processes for instructors. Mr. Pizzo stated in his opinion, no laws, ethical or otherwise have been violated based on the information he has received. Mr. Pizzo also noted he has not been officially asked to look into the matter by the Board and this is his opinion based on the information

presented. Mr. Stamm stated the financial interest forms need to be reviewed, and the compensation should be calculated to see if it exceeds the \$1300 threshold requiring Dr. Rose to report it on her financial interest form.

Don George, Watergate Drive, continued his concerns regarding the Senior Center, the Director Sheila Jobs, the lack of process, and procedures regarding the holding of classes. Mr. George also raised concerns regarding the Township and the handling of Right-to-Know requests, fee schedule, and transparency in government. Chairman Moore stated the fee schedule is reviewed and readopted every January.

Jeffrey Gold, 57 Grant Drive, questioned Chairman Moore's comment about the Township taking over responsibility for the Worthington Mill Bridge. Discussion ensued between Chairman Moore and Mr. Gold, with Chairman Moore clarifying and explaining the process in reaching an agreement with PennDot. Chairman Moore reiterated this is in a discussion process only with many factors needing to be considered before a decision can be made.

Joe Johnson, 41 Grant Drive, stated the "Hire Northampton First" is being utilized and asked the postings for summer help be sent over to the Library to be put on the website. . Mr. Johnson raised his concern of several Township employee pictures being posted on a social media site. Mr. Johnson alleged these pictures are unethical and give the appearance that certain employees are supporting candidates for Board of Supervisor positions. Discussion ensued between Mr. Pizzo and Mr. Johnson with Mr. Pizzo states he cannot comment on this issue until he has more information.

Eileen Zolotroffe, 600 Sacketsford Road, commented on Dr. Rose's liaison report stating the Historical Commission believes the home at 444 St. Leonard's is historical, this is not a historical home, the house is in ruins and has had too many additions and items replaced, it is also not listed on the registry of historic homes.

The meeting was adjourned at 10:20 p.m.

Respectfully Submitted,

Frank O'Donnell, Secretary