

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:

William Wert, Assistant 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 and for the tragic events that happened in England.

PUBLIC COMMENT – (Agenda Items Only)

None was heard.

CONSENT ITEMS

The Board meeting minutes of April 26, 2017 were approved by unanimous consent.

ACCOUNTS PAYABLE

The accounts payable for May 10, 2017, in the amount of \$688,163.90, and May 24, 2017 in the amount of \$623,506.91. The accounts payable for April 12, and April 26, 2017 were approved by unanimous consent.

PUBLIC HEARING

Consider Approval of an Ordinance Amending Subdivision and Land Development Regulations to Add Design Guidelines for the Village Overlay Districts in Richboro and Holland

Chairman Moore opened the hearing at 7:30 pm.

Mr. Weinstein explained the Bucks County Planning Commission has prepared a design of the guidelines for the Village Overlay District. The Planning Commission has been involved

throughout the process and it is the consensus to move these guidelines along through an adoption of an ordinance amendment.

Mr. Weinstein stated these guidelines establish design and architectural standards in the Village Overlay Districts of Richboro and Holland addressing facades, roof styles, site design, landscape design, and streetscape. The overall objective is to define uniform standards to further the vision for the Village Overlay District.

Mr. Weinstein stated as required by the Municipal Planning Code this ordinance has been forwarded to both the Township and County Planning Commission for their review and both have recommended approval. In addition, the ordinances were properly advertised on May 3rd and May 10th.

Mr. Weinstein also noted the design standards can be seen on the Township website.

A motion was made and seconded (Weinstein-Rose) to approve ordinance # 590 amending the Northampton Township Subdivision and Land Development Ordinance, for the purpose of amending sections related to the Village Overlay District to incorporate the design guidelines.

Chairman Moore called for public comment

Andrew Gannon, 500 Bustleton Pike, commended the Planning Commission and the County on their involvement and noted it will be very good for the community.

Chairman Moore called for Board comment.

The consensus of the Board is they are very happy with the quality of the document, the guidelines are very positive, and good for the community as it grows, incorporating the older buildings into the plan keeps the integrity of the community. The Board also thanked the Bucks County Planning and the Township Planning Commission for their hard work in creating the design guidelines.

Motion Passed 5-0.

Chairman Moore closed the hearing at 7:42 pm.

Consider Approval of an Ordinance Amending the Zoning Ordinance to add Design Guidelines for the Village Overlay Districts in Richboro and Holland

Chairman Moore opened the hearing at 7:42 pm

Mr. Weinstein stated in conjunction with the Subdivision and Land Development Ordinance amendment, a zoning ordinance amendment is also necessary to implement the design guidelines in the Village Overlay District.

Specifically, this amendment establishes mandatory compliance with the design guidelines for all new subdivision and land development projects. In addition, it makes ordinance amendments to address criteria related to signs and fences, which are also incorporated into the design guidelines. Mr. Weinstein noted an item which is unrelated to the design guidelines has been included. This item is a general clean-up amendment related to swimming pools.

Mr. Weinstein stated as required per the Municipalities Planning Code (MPC) requirements, this ordinance has been forwarded to both the Township and the County Planning Commissions for their review. Both entities recommended approval of the ordinance. In addition, the ordinances were properly advertised on May 3rd and May 10th.

A motion was made and seconded (Weinstein-O'Donnell) to approve ordinance #591 amending the Northampton Township Zoning Ordinance for the purpose of amending language related to the Village Overlay District, including the requirement that it is mandatory for subdivision and land development projects, and clarifying requirements related to swimming pools, sign, and fences.

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

Motion Passed 5-0.

Chairman Moore closed the hearing at 7:46 pm.

NEW BUSINESS

Consider First Amendment to Land Development Agreement, Reserve at Northampton, Hatboro and Pulinski Road

Mr. O'Donnell stated this a proposed amendment to the Land Development Agreement for the Reserve at Northampton, known formerly as Leehurst Farms on Hatboro Road. The purpose of the amendment is to acknowledge that the Township will not require a sidewalk to be constructed on the south side of Hatboro Road from Julie's Gate to Virginia Drive as required by the current plan approval. In lieu of constructing the sidewalk, Toll Brothers have agreed to pay the Township \$100,000 that the Township then can plan on using this money for sidewalk improvements in the Richboro, Village Overlay District as part of the economic development initiative that has as one of its objectives to make Richboro a more walkable downtown. Mr. O'Donnell further explained installing sidewalks on the south side of Hatboro Road proved to be more challenging than was originally thought due to topography, and right-of-way issues. The homeowners along Hatboro Road that end up being the most impacted by the installation of sidewalks voiced their concerns. The Township listened and agreed with the Homeowners and the fee in lieu of is a better solution.

Mr. O'Donnell stated Toll Brothers requested that the financial security for the off-site improvements be released as part of this amendment. The administration agreed to the release

since the improvements were completed in advance of the required timeline and have been inspected and approved by the Township Engineer. The developer is also responsible for the structural integrity and proper functioning of the off-site improvements for a period of 12 months from the date of the agreement. Also, as part of the agreement, the Board needs to include in the motion the acceptance of the off-site improvements.

A motion was made and seconded (O'Donnell-Weinstein) to approve an Amendment to the Land Development Agreement dated November 18, 2014 between Northampton Township and Toll Brothers, Inc. for the Reserve at Northampton to accept a fee in lieu of constructing a sidewalk on the south side of Hatboro Road and direct that the fee be used for sidewalk improvements in the Richboro Village Overlay District, and to accept the dedication of public improvements on Pulinski Road completed as part of the land development plan approval for the project.

Chairman Moore called for Board comment.

Dr. Rose stated she feels that an 18 month maintenance bond would be better than 12 to ensure everything is functioning properly so the builder is held responsible.

Mrs. Silver noted she has been a proponent for sidewalks since the beginning and feels they will only enhance the Township and will enhance Richboro making it a walkable community. In addition, Mrs. Silver agrees the sidewalk fee in lieu of should have its own account that it's being allotted for, otherwise it gets lost in the general fund.

Chairman Moore agreed to use the money for the sidewalks in Richboro just makes sense and is a good use of the money.

Chairman Moore called for public comment. None was heard.

Consider Fee Schedule Amendment for Right-To-Know Requests

Mrs. Silver outlined the amendment, noting Section 1307 of the PA Right-To-Know Law requires the Office of Open Records (OOR) to establish a fee schedule for all Commonwealth and local agencies to use when processing Right-To-Know requests.

Mrs. Silver stated since the Township's fee schedule does not specifically address fees for Right-To-Know requests, it has been recommended by the Township Administration to amend the Township Fee Schedule adding a reference to the OOR fee schedule. The OOR is required by law to review the Fee Schedule bi-annually and can make changes at that time. By the Township referencing the OOR Fee Schedule, the Township Fee Schedule will automatically update if the OOR changes any fees.

A motion was made and seconded (Silver-Rose) to amend Resolution R-17-3 by adding a reference to the Office of Open Records Fee Schedule establishing fees for all Right-To-Know requests as follows:

Right to Know Requests – Fees for Right-To-Know requests shall be charged in accordance with the Fee Schedule established by the PA Office of Open Records as amended from time to time by that Commonwealth Agency.

Chairman Moore called for Board comment.

The Board was in agreement that the Office of Open Records fee schedule should be followed when dealing with Right-To-Know requests. Mrs. Silver reminded everyone the Township fee schedule is followed unless it relates to a Right-To-Know request.

Motion Passed 5-0.

Consider Bids for 2017 Road Milling Project

Dr. Rose outlined the bid results for the 2017 roadway milling project. The Township received five (5) bids using the PennBid system. The bid results are as follows:

James D. Morrissey, Inc., Philadelphia, PA	\$140,309.76
Rota-Mill, Inc., Oley, PA	\$176,004.25
Associated Paving Contractors, Warminster, PA	\$191,842.48
Donegal Construction Corp., Greensburg, PA	\$205,604.80
B. Blair Corp., Ivyland, PA	\$230,626.40

The bid includes milling on the following Township roads: New Road, West Norton Drive, East Norton Drive, Norton Drive, Stella Drive, Cherry Blossom Drive, Frog Hollow Road, Deer Path Drive, Lindley Road, Camberly Drive, Kellinger Drive, Sherwood Drive, Fair Hill Road, Green Drive, Hilltop Drive, N. Hilltop Drive, Marmic Drive, and Worthington Road.

Dr. Rose stated the Administration is recommending a bid award to James D. Morrissey, Inc., Philadelphia, PA for roadway milling in the amount of \$140,309.76. The quoted price is \$1.83 per square yard.

A motion was made and seconded (Rose-Silver) to award a bid to James D. Morrissey, Inc., of Philadelphia, PA for roadway milling in the amount of \$1.83 per square yard for a total cost of \$140,309.76 based on the quantities outlined in the bid documents and specifications for roadway milling bids.

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

Motion Passed 5-0.

LIAISON REPORTS

Dr. Rose made the following announcements:

- Due to the Memorial Day Holiday all trash and recycling will move forward one day.
- Last week members of the Historical Commission, Frank O'Donnell, Administration, and myself did a site visit to the Gerardus Wynkoop Property located at 444 St. Leonard's Road. Gerardus was Henry Wynkoop's nephew. The interior of the house exhibited many 19th century details such as a walk in fireplace, a pantry, and built in cupboard with shutters. Mr. Michael Tomkins, chairman of the Historical Commission took photos, and noted molding, which is the same window molding in the White House. The commission members continue to feel strongly that the house is worthy of preservation. To learn more about Henry Wynkoop check out the summer edition of the Township newsletter.
- Condolences to the family of Mr. William "Bill" Richardt who recently passed away. Mr. Richardt held the position of Vacancy Chairman from 2012-2013.
- If you are 55 years of age or older come out and join the Senior Center, there is so much to do, join the Bocce League with over 100 players, or the Golf league, or participate in the many offered indoor activities.
- The Senior Center will be hosting the Senior Games on June 5th, 8th, and 9th. Seniors from thought-out Bucks County come together for healthy, and fun competition. This year's activities being hosted at Northampton's center are: Bocce, Billiards, Pinochle, and Bridge. The Northampton Senior Center continues to be the sole winner of the senior games, "Challenge of the Senior Centers" since the contest began in 2012. This is a special recognition for the center who sends the most participants to compete in the senior games. If you would like to participate in the games call the Senior Center at 215-357-8199, the games are open to any individual age 50 or over.
- 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

Mr. O'Donnell made the following announcement:

- Congratulations to Tom Zeuner, Executive Director of the Northampton Bucks County Municipal Authority on his appointment by the Governor to the Local Government Advisory Committee. This committee (LGAC) for short provides municipalities, legislators, and the business community with an opportunity to have an open dialogue to discuss the impact legislation is having on local governments as well as creates a forum to communicate and converse about the needs and challenges facing local government throughout Pennsylvania.
- The LGAC consists of the Lieutenant Governor, who serves as chairperson and 14 additional members. Five of the members of the committee are elected officials of local government appointed by the Governor, representing one of each: the Pennsylvania State Association of Borough; the Pennsylvania State Association of Township Supervisors, County Commissioners Association of Pennsylvania, the Pennsylvania Municipal League and the Pennsylvania State Association of Township Commissioners.
- Four members of the committee are appointed by the Governor and are representatives of persons or entities having an interest in the local affairs of the Commonwealth (i.e. non-profit organization or members of the general public). One member of the committee is a representative of the Pennsylvania Municipal Authorities Association who is appointed by the Governor, and the four remaining members are appointed, one each by the President pro tempore of the Senate, the Minority Leader of the Senate, the Speaker of the House of Representatives and the Minority Leader of the House of Representatives
- 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.
- The Fresh Works of Richboro will give the Library \$1.00 for every half Italian Hoagie sold during the month of June.
- The Library Board and Staff have been doing some amazing work in coming up with different ways to develop community support for the Library. Recently the Library received a grant from the Council Rock Education Foundation. Earlier this year, Sarah Fetzer our reference Librarian discussed possible support from the Council Rock Education Association. Christ Lazzino with a program in mind, put together the application this led to an award of \$2,800 to purchase robots and other supplies for our Tinker Tuesday STEM programs.
- 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 met on 5/9/17:

- Recommended for approval the ordinances relating to the design guidelines which were before the Board tonight. The Township appreciates the efforts of the Bucks County and Northampton Planning Commissions for their help.
- The Planning Commission will be reviewing the draft of the Richboro Master Plan as well as the Township Comprehensive Plan in upcoming meetings
- The Dairy Queen Grill and the Univest Bank are now open at Addisville Commons. The shell of the Holy Redeemer Medical Office building is also now in the building phase.

ZHB meeting occurred on 5/8/2017 and 5/22/2017 and the following variance requests were heard:

- Garage on Antler Drive
- A pool on Shady Pines Drive
- Fence on Eisenhard Drive
- Expansion of the outdoor patio at 59 Almshouse,
- Home occupation application for Rolling Hills Drive
- A privacy fence on Amsterdam Avenue
- An appeal being approved for a garage addition on Birch Avenue.
- The next meeting of the ZHB is scheduled for June 12.
- The ZHB has various cases scheduled to be heard
- Detached residential garage on Beverly,
- Detached barn structure on Sackettsford,
- Garage addition on Arbor

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

- The Council Rock School Board passed a preliminary budget of approximately \$233 million technology spending is at \$2.73 million, diversity training \$208,000, salary is \$109 million, benefits \$70 million, salary and benefits are up almost \$6 million this year, that service is almost \$18 million. The proposed tax increase would raise taxes to an average of \$4688 per home. The tax increase would be 2.5%. This is only a preliminary budget. And that service is almost \$18 million. The proposed tax increase would raise taxes to an average of \$4688 per home. The tax increase would be 2.5%. This is only a preliminary budget.
- At the last school board meeting the Council Rock School Board voted to begin outsourcing the responsibility of finding subs to teachers. The Administration estimates the outsourcing will cost the district almost \$100,000 more than it would have if the

district continue to hire substitute on its own. The district believes the private company will increase the rate at which subs are found and the school board believes the quality of the subs will be better.

- The Council Rock Master Capitol Planning Ad Hoc Committee held meetings on May 2 and May 22. At the May 2 meeting they discussed anticipated savings by closing schools and then at the May 22 meeting they discussed for plans related to the potential closure of schools. The first plan was to close Wrightstown Elementary which would necessitate building a 10 room addition to Hillcrest Elementary at a cost of \$6.8 million. The second option was to close Rolling Hills and build a 10 room addition to Richboro Elementary for a cost of \$6.8 million in at five classrooms to Wrightstown Elementary from 14.1 to \$18 million. The third option was to leave all 10 elementary schools open and the fourth option was to close both Rolling Hills and Wrightstown and build a \$35 million elementary school on their Howes Tract. School board member Wendi Thomas suggested that the potential schools that would be affected should have meetings at their schools with this ad hoc committee. On June 5 at 7 PM there will be a meeting in Wrightstown Elementary, on June six there will be a meeting at Richboro Elementary and then on June 7 one will be at Rolling Hills Elementary School. On June 12 is the next master Capitol Planning Committee and it is possible they could vote on closing one of the schools at that meeting. The policy committee meeting meets on May 25 at 7 PM. If facilities committee meeting is at 6:30 PM on June 8 followed by the academic standards committee meeting. On June 15 is a school board meeting and on June 22 another policy committee meeting.
- The Council Rock Relay for life took place this past Saturday at Council Rock South. This is a fundraiser for the American Cancer Society. Thanks to Kelly Korn for leading the event.
- To Council Rock South students have been named national merit scholarship winners. They are Cecilia Rabayda and Alexa Spagnola.
- Congratulations to Council rock senior Lucia Mogilyanski who was named runner-up in the Bucks County high school poet of the year contest.
- The Neshaminy invitational track meet Council Rock South students Evan Kutney, Jake Mihalec, Andrew Zawodniak, and Megan Meteague were winners. Also Council Rock South students Emily Yemm, Madison Meteague, Danielle Masone, Elle Knecht, Kristi Boyd, and Evan Kutney placed as well.
- At the Suburban One League National Conference Championship Elle Knecht, Melissa Kilgaroff, Emily Yemm, and John Franco were winners.
- Elle Knecht, Madison Meteague, and Kristi Boyd from Council Rock South qualified for the PIAA state track and field tournament.

- Council Rock South baseball and softball teams both made the District 1 Class Six AA baseball playoffs and won their first games.
- Bucks County Courier Times – Kiwanis Scholar Athletes include Evan Kutney and Felicia Wilkon
- Council Rock South wrestling recently held their banquet and wrestlers of the year were Riley Palmer, Joe Doyle, and Zach Trampe. Council Rock South wrestling Coach Brad Silimperi was inducted into the Pennsylvania District 11 wrestling Hall of Fame.
- Zack Trampe was also named high school All-American wrestler by wrestling USA magazine. Today Tommy Tomlinson and Scott Petri honored Zach and Brad in Harrisburg.
- Thank you Chief Clarke, Chief Selisker, and Chief Dowd for working giving out water ice at Rita's yesterday. 20% of the proceeds went to the Hero Scholarship Fund.
- Reiterating what Kim said, I am saddened by the loss of Bill Richardt. He was a gentleman..

Mrs. Silver made the following announcements:

- May 29, 2017 is the Memorial Day Ceremony, held at Dembowski Park at 9:00 am. This is the 100 year anniversary of WWI and Township Supervisor Frank O'Donnell will be the guest speaker. Also the Veterans Advisory Commission will be honoring former Congressman Michael Fitzpatrick for his work with Veterans.
- Due to the anticipated increase of soldiers who may be getting deployed, as tensions rise, remember the Township's flag program that was instituted by Peter Palestina years ago and if you know of any residents that may be deployed to a combat area submit their names to the Township Administration. Full information on this program can be found on the Township website.
- Come out to the Municipal Park on Thursday nights for the concert series, summer, sights and sounds. Check the Township Parks and Recreation website for further information.
- The All American Fishing Derby is taking place on June 3rd at Tyler State Park, see the website or Parks and Recreation brochure for registration.
- 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 Swim Club is also joined Impact Melanoma, a practice safe skin project. This project installs

sunblock lotion in dispensers making it readily available to all, to protect against melanoma.

- Every 4th Tuesday, CRCHY will be holding a one (1) hour workshop for parents on the dangers of drugs and the effect on our children. These workshops will focus on helping parents understand and what we can do to stop this epidemic.
- Condolences to the family of Fred Steward who passed away on May 17, he was one of the founders that started and donated a lot of time and effort on Northampton Days.

Mr. Moore made the following announcements:

- Reminded residents to come out for Memorial Day and announced Mrs. Silver will be standing in for him at the event.
- The Dairy Queen has now opened at the Addisville Commons, go check it out and remember it's important to support our businesses and stay local.

Solicitor's Report

Mr. Pizzo announced an Executive session was held tonight before the scheduled meeting. In attendance were the Five (5) Township Supervisors, Township Engineer, the Township Manager, Bill Wert, Karen Demeleris, and Mr. Pizzo himself. Two matters of litigation were discussed, no official action was taken on these items. One of these items needs to be discussed and action taken at this meeting.

Mr. Pizzo stated previously our Zoning Hearing Board rendered a decision regarding the Lakeside Summer Camp regarding their intention of expanding their operation to include Go Carts, Paintball, and a Zip line. The Zoning Hearing Board granted them relief, allowing these items. Several surrounding property owners appealed the decision to the Commonwealth Pleas Court. A settlement agreement has been reached between the camp and the neighbors as to the scope of the new operations and what hours they will take place. If the Township as a party to the appeal is in agreement with these changes to the official action must be taken on the settlement agreement between Lakeside, the various property owners adjacent to the camp and the Township.

A motion was made and seconded (Silver-O'Donnell) to authorize the Township Manager to sign a stipulation and settlement agreement in the appeal of Dennis and Susan Holewinski and other neighboring property owners from the decision of the Zoning Hearing Board on September 21, 2016 regarding an application of Lakeside Summer Camp and to direct the Township Manager and the Solicitor's office to take any and all actions necessary to effectuate the purpose of the settlement agreement.

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

Public Comment

Jennifer Keaveney, 1 Indian Summer Drive, stated she was speaking on behalf of the Rolling Hills Community. Mrs. Keaveney stated the community is being negatively impacted by the unnecessary redistricting and the proposed closing of Rolling Hills Elementary School. Mrs. Keaveney asked the Board to come to the meeting on June 7 at 7:00 pm and ask them not to close the school. The facts and figures are not supporting the necessity of what the School Board is proposing.

The Board each asked questions, and felt due to the sensitive issue more information needs to be gathered to make an informed decision and several of the Board members agreed to attend the meeting on June 7, 2017 to hear what the School Board has to say and the options available.

Andrew Gannon, 500 Bustleton Avenue, announced the Friends of the Churchville Nature Center will be holding a fundraiser on Friday, June 9, 2017 all proceeds go to different educational programs. The Tour of Honor is set for June 5, 2017 come out and show support, it's a great program.

Marge Weiner, 450 Worthington Mill Road, on May 25, 2017 at 2:00 pm at Washington Crossing Cemetery, military honors are performed in honor of veterans interred during the month of May who had no one attending their services., All interested persons are invited to attend. Also at the cemetery on May 29, a Memorial Day service will be held at 11:00 am.

The meeting was adjourned at 8:50 p.m.

Respectfully Submitted,

Frank O'Donnell, Secretary