

The agenda meeting of the Northampton Township Board of Supervisors was held at 6:30 pm.

Present were:

Adam Selisker
Eileen Silver
Dr. Kimberly Rose
Frank O'Donnell
Barry Moore
Robert Pellegrino
William Wert
Joseph Pizzo
Amanda Fuller

Agenda items were reviewed and discussed.

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:

Adam Selisker
Eileen Silver
Dr. Kimberly Rose
Frank O'Donnell
Barry Moore

Others present were:

Robert Pellegrino, Township Manager
Amanda Fuller, Township Engineer
Joseph Pizzo, Township Solicitor

PLEDGE OF ALLEGIANCE

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

CHAIRMAN ANNOUNCEMENTS

Chairman Selisker announced the room has been reorganized to meet the health and safety guidelines of the rising COVID cases. In addition, several video upgrades have taken place including assisted listening devices for the hearing impaired to meet ADA requirements are available to anyone should they need them.

The PROVCO/WAWA hearing will be moved to a date to be determined due to a scheduling conflict on September 8th.

E-mail comments will be made available tonight through Zoom for those who wish to participate but do not wish to attend the live meeting tonight. There are two sign-up sheets, one for agenda items, and one for general public comment.

Viewing of the Board of Supervisor's meeting is available in three ways: In person, live on the website, or live on the Township cable channel, through Comcast or Verizon.

SPECIAL PRESENTATIONS

Northampton Bombers Baseball State Champions

Chairman Selisker and the Board presented a Proclamation to the Northampton Bombers and individual certificates to the players and coaches for their win of the State Championship and an outstanding season.

PUBLIC COMMENT

None was heard.

CONSENT ITEMS

The Board meeting minutes of July 28, 2021, was approved by unanimous consent.

ACCOUNTS PAYABLE

The accounts payable of August 11, 2021, for \$651,084.91 and, of August 25, 2021, for \$677,734.94 were approved by unanimous consent.

PUBLIC HEARING

Consider Approval of Comprehensive Zoning/Subdivision and Land Development Ordinance Amendment

Chairman Selisker opened the hearing at 7:54 pm.

Mr. Moore outlined the proposed ordinance amendment as follows:

The draft comprehensive amendment to the Zoning and Subdivision and Land Development Ordinances relating to the following: detached garages, unenclosed porticos, sheds, residential recreational surfaces, removal of topsoil, visibility at intersections, storage of junk vehicles, keeping of livestock, impervious surface, and stormwater management, administrative procedures/permits, amendments and penalties, signs, and lighting.

A detailed memo on each item was provided outlining the existing and proposed changes.

As required by the Municipal Planning Code, this ordinance was forwarded to both the County and Township Planning Commissions. The County Planning Commission reviews were provided

and their comments have been incorporated where appropriate. In addition, the Township Planning Commission unanimously recommended approval of the ordinance at their August 10th meeting.

Mr. Moore introduced Michael Solomon the Zoning and Planning Director and stated he is available to answer any questions the Board or the public may have on the proposed ordinance.

A motion was made and seconded (Moore – Rose) for the approval of ordinance #611 amending the Northampton Township Zoning Ordinance, specifically Chapter 27, and the Subdivision and Land Development Ordinance, Chapter 22, for the purpose of amending sections related to detached garages, unenclosed porticos, sheds, residential recreational surfaces, removal of topsoil, visibility at intersections, storage of junk vehicles, keeping of livestock, impervious surface, and stormwater management, administrative procedures/permits, amendments and penalties, signs, and lighting.

Chairman Selisker called for Board comment.

The Board echoed their appreciation for the Administration, Zoning Hearing Board, and Mike Solomon for the work they put into the ordinance to make it clearer and more user-friendly.

Chairman Selisker called for public comment.

James Cohen, 431 Upper Holland Road, commented on several items in the changes that were presented, regarding accessory structures, storage sheds, and construction of said items. Mr. Cohen left his comments with Mr. Solomon to have him call and discuss.

Motion Passed 5-0.

Chairman Selisker closed the hearing at 8:22 pm.

NEW BUSINESS

Consideration of Plan – Sabalaska – Preliminary/Final Plan of Land Development, SLD 213, 83 Buck Road

Mrs. Silver called forward the applicants and representatives for the project and asked them to introduce themselves.

Alex Shnyder, representing Sabalaska Real Estate, H. Joon Pak, Trans-Pacific Engineering Corporation, Civil Engineers for the project, and Tom Sabalaska applicant.

Mrs. Silver outlined the project as follows:

Located at 83 Buck Road (the site of the former PNC Bank), the proposal is to construct a 1,252 square foot addition to an existing building for a proposed medical office on a 1.03-acre parcel. Public water and sewer serve the site.

The subject property is zoned C-2 - General Commercial/Office District in the Village Overlay. Any use that is permitted by-right in the underlying C-2, C-3, PO, or I-P districts are permitted in the Village Overlay. The district requires a minimum lot size of 15,000 square feet, a minimum lot width of 75 feet, a minimum front yard setback of 20 feet, and a maximum front yard setback of 40 feet.

At their August 10, 2021 meeting, the Township Planning Commission recommended approval of the plan. One major item for consideration is as follows:

1. The fee-in-lieu for the entire stretch of sidewalk is \$20,239 as calculated by the Township engineer. Given that the site is already developed without sidewalks and that the project only encompasses a small addition, it is my recommendation that the fee-in-lieu be calculated based on the percentage increase of the project. In this case, the existing square footage is 2,829 square feet with a proposed addition of 1,252 square feet, which results in a 44.26% increase. As result, the recommended fee-in-lieu is \$8,957.78, which is incorporated into your draft motion.

The following correspondence was provided:

1. Waiver Letter – Trans-Pacific Engineering Corp. – June 29, 2021;
2. Gilmore Associates – Review letter – July 28, 2021;
3. Pennoni Associates - Review letter –July 20, 2021;
4. McMahon Associates – Review Letter –July 28,2021;
5. Township Planning Commission Memo – August 11, 2021;
6. Bucks County Planning Commission - Review letter – May 14, 2021;
7. Copy of the Plan

A motion was made and seconded (Silver- Moore) for approval of the Sabalaska Land Development, SLD 20-3, subject to compliance with the Township Engineer’s review letter dated July 28, 2021, the Township Planner’s review letter dated July 20, 2021, and the Township Traffic Engineer’s review letter dated July 28, 2021. It is further moved that the requested waivers be granted. In addition, approval is subject to the following:

1. The applicant shall enter into a land development agreement and escrow agreement in a form acceptable to the Township solicitor and engineer. This shall include a stormwater management maintenance and operations agreement.
2. A fee-in-lieu of sidewalks for \$8,957.78 shall be required.

3. A Park and Recreation Impact Fee of \$2,136 is required per the terms of the land development agreement.
4. The applicant is responsible for obtaining any outside approvals that may be necessary, including, but not limited to, DEP, the Conservation District, PennDOT, and the Municipal Authority.
5. The Township shall have a final review of building architectural design to show compliance with the Village Overlay District requirements.
6. The applicant shall incorporate the recommendations of the Township Planning Commission, including landscaping modifications.
7. All conditions and recommendations incorporated with the motion and minutes are subject to the Township Solicitor's approval letter.

Chairman Selisker called for Board comment.

Mrs. Silver stated this is a good use of the building and will help with traffic flow.

Chairman Selisker called for public comment. None was heard.

Motion Passed 5-0.

Consider Modification to Maureen Welch Trail Easement – New Road Trail Head Project.

Mr. O'Donnell explained in 2018 the Township received a grant from the Greenways, Trails, and Recreation program to construct a trail from the Township property on New Road next to the Maureen Welch Elementary School to the Township Municipal Park. The grant included a 12 vehicle parking lot on the Township's 2-acre property. The Township also had to obtain an easement from the Council Rock School District to permit a portion of the trail to cross School District property.

The project was put out to bid but all bids significantly exceeded the budget for the trail project. In June of 2020, this Board rejected all bids and directed that the project be rescoped to reduce its costs.

The recommended outcome of that review was the realignment of the trail to eliminate the need for a bridge over a stormwater management basin. The Administration anticipates that the realignment will reduce costs by approximately 173,000 dollars. This will require a new easement agreement with the Council Rock School Board.

The Township has worked with the Council Rock School District and the proposed easement location was recently reviewed by the School District Facilities Committee. The plan and easement agreement will be presented to the Council Rock School Board for approval once this Board approves this new agreement.

A motion was made and seconded (O'Donnell - Silver) to approve the new easement agreement with the Council Rock School District, that will supersede all previous agreements related to this project and would allow the construction of a new eight-foot wide asphalt trail connecting New Road with the Township Municipal Park.

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

Motion Passed 5-0.

REPORTS

Dr. Rose made the following announcements:

- The Parks and Recreation Departments are providing virtual and in-person classes, and programs. Go to northamptonpa.myrec.com for current information on the various classes, activities, and programs being offered.
- The Parks and Recreation Pre-School program start after Labor Day.
- Discounted tickets are available. Call the Parks and Recreation Office for details.
- The Sounds of Summer Concerts have started and are held every Thursday through August.
- If you are 55 or older memberships are available for the Senior Center, call 215-357-8199 for more information, or all things happening at the Senior Center go to their new website www.northamptonsc.com.
- There will be an upcoming vaccine clinic at the Senior Center
- The annual Boscov shopping event for seniors is right around the corner for more information check the website or call.

Mr. O'Donnell made the following announcements:

- On August 30th the Public Works Department will start milling the third group of roads in this year's road program. Roads included are Post Road, Jennifer Lane, Cedar Brook Drive, Heather Road, Fairhill Drive, Charlotte Drive, Green Drive, and Winder Drive. These last roads will finish up the paving for 2021. Public Works will be sending out notices in advance of the work but weather and other issues could cause delays.
- The Northampton Bucks County Municipal Authority (NBCMA) that provides water and sewer services in Northampton has no relationship with Aqua PA and there is no proposed changes in residents' water and sewer rates. The water and sewer rates in Northampton were last increased in the 2017 budget of the Municipal Authority.

Mr. Moore made the following announcements:

- With the PROVCO/WAWA meeting being rescheduled, all interested persons should attend that meeting to have their opinions heard. That night will be when the Board can comment and answer questions about this matter.

Mrs. Silver made the following announcements:

- The Library is planning a 50th plus 1 Birthday Party on the 2nd Sunday of October with plenty of activities planned as well as a present for each child attending.
- The planning for the 300th anniversary is well underway, with many activities and events planned for 2022. This will be a time to celebrate our community.
- Congratulations to Nancy Sauers the winner of the slogan contest. Her slogan "Cherishing the Past, Celebrating the Present, Welcoming the Future", will be used during the 300th Anniversary celebration.

Chairman Selisker made the following announcements:

Chairman Selisker asked Mr. Wert, the Assistant Manager to provide an update on Trash, Recycling, and Yard Waste issues that are occurring.

Mr. Wert stated J.P. Mascaro & Sons are continuing to have issues with lack of labor. Since they are continuously short on workers they are not completing routes, the weather has also impacted pick-ups and caused delays. Mascaro has provided a truck at the Township Building for yard waste, this has provided some relief but it's not enough. Mr. Selisker stated this is a regional issue and report your misses to the Township as they are the conduit to Mascaro. You can email your miss to trash@nhtwp.org.

- A ceremony will be held acknowledging the 20th anniversary of 911 at the Northampton Township Police Station.
- Fire Prevention Week is quickly approaching, an outdoor event will be held on Saturday Morning October 9th with a time to be determined.

MANAGER'S REPORT

Nothing to report.

SOLICITOR'S REPORT

Nothing to report.

ENGINEER'S REPORT

Nothing to report.

PUBLIC COMMENT

Chairman Selisker called for public comment.

The following persons spoke against the construction of a new Wawa to be located at the intersection of Buck Road and Rocksville Road. They raised concerns about the impacts on neighborhoods, environmental concerns, health issues, traffic issues, pollution, trash, accidents, speeding, quality of life, and crime.

Thomas Bucher, 669 Holland Road

Sharon Furlong, 133 Bristol Road, Feasterville

Pam Duffy, 125 Hope Road

Brett Duffy, 125 Hope Road

Gerry Duffy, 125 Hope Road

StanleyBarakowski, 26 E. Robin Road, spoke on the lack of service from J.P. Mascaro regarding yard waste not being picked up. Mr. Wert explained Trash and Recycling are a priority and yard waste was moved to Saturday as a temporary solution.

The meeting was adjourned at 8:55 p.m.

Respectfully Submitted,

Frank O'Donnell, Secretary