

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

Present were:

Adam M. Selisker  
Barry Moore  
Paula Gasper  
Dr. Kimberly Rose  
Robert Salzer  
Michael Solomon  
Joseph Pizzo  
Amanda Fuller  
Robert M. Pellegrino  
William Wert

Agenda items were reviewed and discussed.

The regular business meeting of the Northampton Township Board of Supervisors was called to order at 7:00 p.m.

Members of the Board present were:

Adam Selisker  
Barry Moore  
Paula Gasper  
Dr. Kimberly Rose  
Robert M. Salzer

Others present were:

Amanda Fuller, Township Engineer  
Joseph Pizzo, Township Solicitor  
Robert M. Pellegrino, Township Manager  
William Wert, Assistant Manager

#### **PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE**

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 donation for the Library from Wheelabrator Inc., will take place at a future meeting and has been removed from tonight's agenda.

#### **PUBLIC COMMENT**

There was none.

## **CONSENT ITEMS**

### **MINUTES**

The Board meeting minutes of April 27, 2022 were approved by unanimous consent.

### **ACCOUNTS PAYABLE**

The accounts payable for May 11, 2022, for \$873,980.22 and, for May 25, 2022, for \$719,794.54 were approved by unanimous consent.

Mrs. Gasper stated for the record that her family business, Gasper Landscaping, has had landscaping maintenance contracts with the Township. As a result, she wanted to let everyone know that she will be abstaining from all votes to approve any accounts payable list that includes a payment to Gasper Landscaping.

### **Consider Planning Module Resolution R-22-1B, Green Tree Contracting Group, LLC.**

Mr. Moore explained the subdivision at Advent Church on Worthington Mill Road was recently approved. As they progress forward to ultimately begin construction, a planning module must be sent to DEP to allow connection to public sewer. As part of that process, a resolution must be passed by the Board of Supervisors.

A copy of the resolution was provided to the Board for their review.

A consent motion was made by Chairman Selisker that the DEP resolution R-22-1B for Plan Revision for new Land Development be approved for Green Tree Group Contracting LLC for the Advent Church Subdivision.

The motion was approved by unanimous consent.

## **NEW BUSINESS**

### **Consider Preliminary/Final Plan of Land Development, Dunkin Donuts, SLD 2022, 960 Second Street Pike**

Mr. Moore asked the representatives from Dunkin Donuts to introduce themselves as follows:

Kellie McGowan, of Obermayer, Attorney for the applicant, Joe Young, Operator and Developer for the project, and Joe Young Jr., 232 Investments, LLC. For the Second Street Pike Location.

Mr. Moore outlined and explained the project is located along the west side of Second Street Pike, approximately 500 feet southwest of its intersection with Almshouse Road. The proposal

is to consolidate three parcels to form a .99-acre site and construct a 4,290 square foot commercial building with related driveways and parking. The proposed building contains a 2,115 square foot carry out restaurant with drive-thru service (proposed as a Dunkin Donuts) and a 2,175 square foot retail/office space. All existing structures are to be removed. Public water and sewer serve the site.

The subject property is zoned C-2 – General Commercial/Office District in the Village Overlay, which allows the use by-right on a minimum lot area 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.

On December 17, 2021, the Zoning Hearing Board granted the following variances:

1. To reduce the width of the rear buffer yard that abuts residentially zoned lands to 17.9 feet instead of 20 feet and to allow parking spaces in the rear buffer yard;
2. To allow 32 off-street parking spaces rather than the required 42 to serve both proposed uses (carry-out restaurant and retail/office);
3. To permit the off-street parking spaces to be setback 3 feet from the front lot line, and 6.2 feet from the northern side lot line, where the required minimum parking space setback is 15 feet from any property line;
4. To allow the drive-thru pay and pick-up windows to be along the side wall of the new building instead of the rear side; and,
5. To permit the parking area to utilize less than 5 percent of its area as landscaping.

At their meeting on May 10, 2022, the Township Planning Commission recommended approval of the plan.

The following was supplied for the Board's review.

1. Waiver Request Letter – Holmes Cunningham – April 7, 2022;
2. Gilmore Associates – Review letter – May 2, 2022;
3. Pennoni Associates - Review letter – May 2, 2022;
4. McMahan Associates – Review Letter – May 3, 2022;
5. Township Planning Commission Memo – May 11, 2022;
6. Bucks County Planning Commission - Review letter – March 9, 2022;
7. Building Rendering and Floor Plan; and,

8. Copy of the Plan

A motion was made and seconded (Moore-Rose) to approve the Preliminary/Final approval of the Dunkin Donuts Land Development, SLD 22-2, located at 960 Second Street Pike, subject to compliance with the Township Engineer's review letter dated May 2, 2022, the Township Planner's review letter dated May 2, 2022, and the Township Traffic Engineer's review letter dated May 3, 2022. It is also recommended 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 Park and Recreation Impact fee of \$7,539 is required. The fee shall be payable per the terms of the land development agreement.
3. The Township shall have final review and approval of building architectural renderings to ensure compliance with the Village Overlay District requirements.
4. Signage is not part of this approval. A separate permit submission must be made.
5. The applicant shall install two (2) Village Overlay streetlights as outlined in the Township engineer's review letter.
6. The applicant shall cooperate with the Township if there is a future connection to the Addisville Commons connector road. The Township Solicitor shall incorporate specific language in the development agreement.
7. 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. Further, approval is granted for submission of any documents that may be required as part of the sewage facilities planning process.
8. 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.

The Board unanimously agreed this project is a welcomed addition to the Township.

Chairman Selisker called for public comment. None was heard.

**Motion passed 5-0.**

**Consider Bids for Traffic Signal Improvements-Second Street Pike and New Road**

Mr. Salzer stated the bids were opened on May 17, 2022, for traffic signal improvements at the intersection of Second Street Pike and New Road. The Township received three bids for the project that include installation of a new controller cabinet, pedestrian countdown signals and pushbuttons, dilemma zone protection, a battery backup system, and video detection.

The Township received a \$100,560 PennDOT Green-Light-Go Program grant for these improvements. They are intended to improve motorist and pedestrian safety and increase the efficiency of the traffic signal to more effectively move traffic through the intersection

The three bids received are as follows:

Armour & Sons, Electric, Inc.	\$102,585.00
Car & Duff, Inc.	\$112,967.00
Miller Brothers, Inc.	\$139, 855.11

The Township has a 20% matching requirement of approximately 20,0000.

A motion was made and seconded (Salzer-Gasper) to award a bid to Armour and Sons Electric, Inc. for \$102,585 for various traffic signal improvements at Second Street Pike and New Road, and to authorize the Township Manager to execute all documents required to implement the signal improvement project

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

**Motion Passed 5-0.**

**REPORTS**

Dr. Rose made the following announcements:

- Many exciting events are planned for the Senior Center for 2022, a few examples are the Senior Games on June 3, Bocce League, June 6, and a workshop by the Police on not becoming a victim of fraud. Check their website at [nhsc@nhtwp.org](mailto:nhsc@nhtwp.org) or call 215-357-8799 for more information.
- Friday, April 29<sup>th</sup> from 5 pm – 9 pm is the Senior Center Spring Fling Shopping fundraiser event.

- The Parks and Recreation Department has many activities prepared for the upcoming Spring and Summer Season. Go to [northamptonrec.com](http://northamptonrec.com) for an up-to-date schedule and register for the events being offered.
- The Township wide Garage Sale on May 21st was a tremendous success and unfortunately the Bike Rodeo on May 22, had to be canceled due to weather.. More event information can be found on the Parks and Recreation website at [northamptonrec.com](http://northamptonrec.com).
- Summer jobs are still available, and Parks and Recreation are looking for Camp Counselors, Lifeguards, and Parks and Recreation Maintenance. Go to [northamptonrec.com](http://northamptonrec.com) for an application.
- Pre-School still has spots open for the fall.
- Improvements to the Miracle League Playground have moved forward and it is anticipated the opening of the playground is still expected in June.
- May 30<sup>th</sup> Memorial Day the swim club will be open from 1-5 pm and all are invited to attend with a small fee of just \$5.00.
- Remember to pick up your Dog's waste it is unsanitary and if caught you will be fined.

Paula Gasper made the following announcements:

- The Veterans Advisory Commission Annual Memorial Day event will be held on May 30<sup>th</sup> at 9:00 am at Dembowski Park. Everyone is encouraged to attend.
- The patriot flag display is going to be moved to the library, this is a better location to honor our soldiers and to be able to preserve the history of this program.
- In connection with the 300<sup>th</sup> anniversary this year the Flag Day ceremony will be held at the Northampton Township Recreation Center on June 14<sup>th</sup> at 6:00 pm.
- There are many exciting events planned for the 300<sup>th</sup> anniversary celebration. Check out the Township website at [www.northamptontownship.com](http://www.northamptontownship.com) or Parks and Recreation at [northamptonrec.com](http://northamptonrec.com). Sign up for news alerts so you won't miss any of these local events.

Robert J. Salzer made the following announcements:

- On May 15<sup>th</sup> at 2:00 pm, the Reference Room at the Library was dedicated in the honor of Betty Cornell Luff and Virginia Briggs Geyer.
- The Northampton Bucks County Sewer Authority is moving forward with its rehabilitation of infrastructure. This project is estimated to cost 3.8 million dollars. Approximately 16,000 linear feet of new pipe will be installed, along with 75 manholes. There will be no rate increase due to these improvements. This project has started and mailers were sent to affected property owners the third week of May. Details and timelines will be on the Municipal Authority website as they become available.

- The Municipal Authority has installed water smart software, ratepayers can sign up on the Municipal Authority website. This software is a web based interactive tool and is provided at no charge to our ratepayers.
- The NBCMA website is going live June 3<sup>rd</sup>, this upgrade will make it easier to navigate and be more user-friendly.
- Anyone who connects their downspouts or sump pumps to the sewers will be fined at a charge of \$1,000 per incident.

Mr. Moore made the following announcements:

- The Zoning Hearing Board will hear the proposed plan for the Holland Wawa on June 20<sup>th</sup>. For further information see the Township website at [www.northamptontownship.com](http://www.northamptontownship.com). Notices have been sent to all affected homeowners.
- There is a lot of Land Development Activity happening throughout the Township. Spring Mill Townhomes, Waverly Sub-Division, and Stoneyford Subdivision to name a few.
- The Giant Supermarket is scheduled to open in June.
- Stoneyford Road will be closing while installations and improvements are being made for the Stoneyford Subdivision.
- A Dunkin Donuts will be built at 960 2<sup>nd</sup> Street Pike. The three houses in that location will be demolished.
- Bucks County Roses Site will have 13 houses built on 1-acre lots.
- Three lots will be built on Bristol Road.

Chairman Selisker made the following announcements:

- Congratulations to Gary Crossland, Public Works Director who is retiring in June. The Township wishes him the best in his future endeavors.
- Bob Finley, a longtime resident has passed away. The Board extends their heartfelt wishes to the family.

#### **MANAGER'S REPORT**

No report.

#### **ASSISTANT MANAGER'S REPORT**

No report.

#### **SOLICITOR'S REPORT**

The Board has met in executive sessions two times. The first was virtually on May 18, 2022, for approximately one hour. The following Board members were in attendance, the five Board

members, Mr. Pellegrino, Township Manager, Mr. Wert, the Assistant Manager, and Mr. Pizzo himself were in attendance. A matter of pending litigation and matter of potential litigation was discussed. No official action was taken during the executive session and no action was required tonight because of that executive session.

The Board met in executive session just before tonight's meeting for approximately 30 minutes. Present were the members of the Board, Mr. Pellegrino, Township Manager, Mr. Wert, the Assistant Manager the Township Engineer, and Mr. Pizzo himself were in attendance. A matter of pending litigation and matter of potential litigation was discussed. No official action was taken during the executive session and no action was required tonight because of that executive session.

**ENGINEER'S REPORT**

- No report.

**PUBLIC COMMENT**

None was heard.

The meeting was adjourned at 7:28 p.m.

Respectfully Submitted,

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Paula Gasper, Secretary