

The agenda meeting of the Northampton Township Board of Supervisors was held at 6:00 pm.

Present were:

Adam Selisker
Barry Moore
Dr. Kimberly Rose
Paula Gasper
Robert Salzar
Robert Pellegrino
William Wert
Ken Ferris
Amanda Fuller

Agenda items were reviewed and discussed.

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

Members of the Board present were:

Adam Selisker
Barry Moore
Dr. Kimberly Rose
Paula Gasper
Robert Salzar

Others present were:

Robert Pellegrino, Township Manager
William Wert, Assistant Manager
Amanda Fuller, Township Engineer
Ken Ferris, Acting 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.

PUBLIC COMMENT

None was heard.

CONSENT ITEMS

The Board meeting minutes of October 26, and November 10, 2022, were presented by Mrs. Gasper.

ACCOUNTS PAYABLE

The accounts payable of November 16, 2022, for \$2,609,318.80 was presented by Dr. Rose.

A motion was made and seconded (Moore-Salzer) to approve the consent items. All consent items were approved by Unanimous Consent.

NEW BUSINESS

Consider Waiver of Land Development-Rainbow Academy-1240 Grenoble Road

Mr. Moore asked the representatives of Rainbow Academy to introduce themselves.

Mr. Dan LaGrotte owner of Rainbow Academy and Mr. Nick Rose from ProTract Engineering introduced themselves.

Mr. Moore stated at 1240 Grenoble Road, Rainbow Academy is proposing to construct a 1,685-square-foot addition to their existing building for two (2) new classrooms. The subject property is zoned E-P – Environmental Protection and the property is used as a private school, which is a lawful nonconforming use. On October 3, 2022, the Zoning Hearing Board granted the following variances related to the project:

1. To expand the lawful nonconforming use of the property;
2. To permit a building coverage ratio of 4.2% where the existing ratio is 3.5%; and,
3. To permit an impervious surface ratio of 25.1% where the existing ratio is 24.3%.

Given the limited scope of the project, the Director of the Planning and Zoning Department is recommending a waiver of the land development process. The applicant, however, is still required to comply with applicable requirements such as review by the Township Engineer, especially as it relates to the stormwater management component of the project.

A copy of the plan was provided to the Board, which identifies the area of the proposed addition.

A motion was made and seconded (Moore-Gasper) for a waiver of the land development process for Rainbow Academy, located at 1240 Grenoble Road, subject to the following:

1. The plans shall be reviewed by the Township engineer for compliance with the stormwater management aspects of the project.
2. A Park and Recreation Impact fee of \$2,916.12 is required before building permit submission.

3. The applicant is required to comply with conditions associated with the Zoning Hearing Board approval in Appeal No. 2022-18.
4. The applicant is responsible for obtaining any outside approvals that may be necessary, including, but not limited to, DEP, the Conservation District, and the Municipal Authority. Further, approval is granted for the submission of any documents that may be required as part of the sewage facilities planning process if warranted.
5. 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.

Each of the Board members spoke highly of Rainbow Academy and stated they are good neighbors to the neighbors that live directly behind them.

Chairman Selisker called for public comment. None was heard.

Motion Passed 5-0.

Consider Revised Preliminary/Final Plan of Land Development-Richboro Elementary School-Upper Holland Road and Chestnut Drive

Mr. Moore asked the representatives of the project to introduce themselves.

The following representatives introduced themselves:

Mike Carr, from Eastburn and Gray, Solicitor for the Council Rock School District, and Terry DeGroot, from Terraform, Engineer for the project.

Mr. DeGroot stated the proposed development, which is a revision to a previously approved plan, is located along Upper Holland Road and Chestnut Drive consisting of 37.59 acres. The subject property consists of the existing 64,136 square foot Richboro Elementary School, baseball fields, soccer fields, parking lot, and associated site features. Existing access to the site is from Upper Holland Road. The property is surrounded by residential properties to the North, residential properties to the East, Upper Holland Road to the South, and the Senior Center to the West.

The subject property is located in the Institutional/Public District (IP) in the Village Overlay. Based on the plan submission, the applicant intends to construct several building additions as well as complete parking lot additions/improvements, including other related site improvements. Total building improvements consist of an additional 16,151 square feet of building area and an additional .94 acres of impervious surface coverage.

A minor impervious surface variance was approved by the Zoning Hearing Board and the Township Planning Commission recommended approval of the plan on September 13th.

Three items for consideration are as follows:

1. With past School District projects, the park and recreation impact fee has been waived. As a result, it has been noted as waived in the draft motion.
2. Payment of 70% of the required permit fees has been the arrangement with past School District projects, which has been included in the draft motion as well.
3. Finally, items for evaluation are the waiver requests outlined in the Terraform Engineering letter dated September 7, 2022.

Mr. DeGroot stated that in McMahon Associates Review Letter they recommend that the applicant restripe Upper Holland Road to provide a dedicated left-turn lane on the eastbound and westbound approaches of Upper Holland Road at its intersection with the Richboro Elementary School western driveway and Torresdale Drive.

The Applicant agrees to the recommendation by McMahon.

The following was provided for review:

1. Waiver Request Letter – September 7, 2022;
2. Gilmore & Associates, Inc. – Review letter – November 2, 2022;
3. Pennoni Associates - Review letter – October 14, 2022;
4. Township Planning Commission Memo – September 14, 2022;
5. McMahon Associates – Review letter – November 2, 2022;
6. Bucks County Planning Commission – Review letter – September 7, 2022; and,
7. Copy of the Plan

A motion was made and seconded (Moore-Rose) for approval of the Richboro Elementary School Project, Amended Preliminary/Final Plan of Land Development, SLD 22-7, subject to compliance with the Gilmore Associates review letter dated November 2, 2022, the Pennoni Associates review letter dated October 14, 2022, and the McMahon Associates review letter dated November 2, 2022. It is also recommended that the requested waivers be granted. Approval is also subject to the following conditions:

1. The requirement for a park and recreation impact fee has been waived.
2. Payment of 70% of the permit fees is required.

3. 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.
4. Approval from any outside agency having jurisdiction shall be required, including, but not limited to, the Municipal Authority, DEP, PennDOT, and the Conservation District. Further, approval is granted for the submission of any documents that may be required as part of the sewage facilities planning process.
5. 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.

Mr. Moore recommends approval of this application.

Dr. Rose noted the Parks and Recreation impact fee is being waived because the Parks and Recreation Department utilizes the facilities.

Mrs. Gasper stated the left-turn lane is needed for traffic safety.

Mr. Selisker called for public comment. None was heard.

Motion Passed 5-0.

Consider Termination of NADC Museum Contract

Mr. Salzer stated in June of 2017, the Board of Supervisors approved a proposal by the Johnsville Centrifuge and Science Museum, Inc. requesting the utilization of five (5) acres of land at the corner of Hatboro & Bristol Roads for the construction of a science museum.

In a formal letter dated May 17, 2022, the Township provided Johnsville Centrifuge and Science Museum, Inc. with written notification of its intent to terminate the Agreement. As permitted in Section 26(a) of that agreement, Northampton Township has a right to terminate the Agreement within one hundred eighty (180) days from the date of the notice, which is November 14, 2022.

The Administration recommends the Agreement be terminated because the Township has a need to develop the property for parks and recreation uses and has engaged a consultant to complete concept plans for this purpose.

A motion was made and seconded (Salzer-Moore) to terminate the Concession Agreement dated June 28, 2017, between Northampton Township and Johnsville Centrifuge and Science Museum, Inc. which will no longer permit the use of the

designated portion of the thirty-nine (39) acre tract deeded to Northampton Township and, direct the Administration to revise the Program of Utilization with the United States Department of the Interior National Park Service Federal Lands to Parks Program accordingly.

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

Motion Passed 5-0.

Consider Bids for Eagle Valley Basin and Norton Pond Restoration

Mrs. Gasper stated after a bid opening on October 18, 2022, the Township received one (1) bid for \$392,400.00 which exceeds the budgeted amount of \$250,000 for this project.

The Administration is recommending the Board of Supervisors reject the one (1) bid based on insufficient funding. The Administration will work with the Township Engineer to re-scope the bid specifications for this project and re-bid the project for future consideration.

A motion was made and seconded (Gasper-Rose) to reject the one (1) bid received for the Eagle Valley Basin and Norton Pond Restoration Project because the bid amount of \$392,400 exceeds the budgeted amount of \$250,000.

Chairman Selisker called for Board Comment.

Dr. Rose noted that in September 2019, the Township was awarded a grant from the Commonwealth Financing Authority's Watershed Restoration Program to naturalize the Eagle Valley detention Basin on Jennifer Lane as part of its obligations under the Municipal Separate Stormwater System (MS4) permit requirements. The project is intended to protect the Ironworks Watershed and is planned to be used as credit towards the MS4 requirements. The grant award was \$212,500 and required a 15% match from the Township of \$37,500, for a total project cost of \$250,000.

Chairman Selisker called for public comment. None was heard.

Motion Passed 5-0.

Presentation of 2023 Preliminary Budget

Chairman Selisker called forward Mr. Pellegrino the Township Manager and Mrs. Narisi, the Finance Director to present the preliminary Budget.

Mr. Pellegrino presented a thorough review of the proposed 2023 budget and explained the variables that affect revenues and expenditures. He noted changes from 2022 to 2023 and

stated there is no proposed tax increase in the proposed 2023 budget an increase in the debt service tax is necessary for the new fire stations.

Mr. Pellegrino also noted the contracts for waste collection and disposal will increase in 2023. Waste collection and transportation will increase from \$2.64 million to \$5.18 million with the new Whitetail Disposal contract for waste collection. The three disposal contracts will collectively increase by \$190,000. The current rate for trash, recycling, and yard waste collection and disposal are \$299 per year per household. Based on the new collection contract with Whitetail Disposal, and the projected increase for the three disposal contracts, the fee must be increased to \$575.

The 2023 budget is broken down as follows;

General Fund	8.8747 mills
Fire Fund	3.0000 mills
Parks and Recreation Fund	1.6280 mills
Ambulance Fund	0.7500 mills
Debt Service Fund	4.5597 mills
Library Fund	1.7284 mills
Road Maintenance Fund	0.5000 mills
Road Equipment Fund	<u>0.5703 mills</u>
	21.6111 mills

Mr. Pellegrino briefly described the budget process noting the Board is required by the Second Class Township Code to adopt a Preliminary Budget and advertise its availability for public inspection for 20 days. The budget must be adopted by December 31.

The Board may make whatever changes it deems appropriate to the Preliminary Budget before its adoption. The Board may also make changes to the adopted Preliminary Budget before its final adoption scheduled for December 14, 2022, meeting within the limits established by the Second Class Township Code. The Code states that a line item (Department total) may not be changed by more than 25% and the total budget may not be changed by more than 10%.

A motion was made and seconded by (Rose-Salzer) to adopt the 2023 Preliminary Budget and advertise its availability for public inspection for not less than twenty days as required by the Second Class Township Code.

Chairman Selisker called for Board comment.

Each Board member complimented Mr. Pellegrino, Mrs. Narisi, and the finance and administration staff on the budget. Discussion ensued with a question and answer period between the Board and Mr. Pellegrino on various aspects of the budget relating to allocations, grants, waste collection and disposal, and the Fire service tax.

Chairman Selisker called for public comment. None was heard.

Motion Passed 5-0.

REPORTS

Dr. Rose made the following announcements:

- The annual Holiday Market Place is gearing up for your shopping needs see the website or contact the center for more details Many exciting events including Giving Tuesday are planned for the Senior Center for 2022. Check their website at nhsc@nhtwp.org or call 215-357-8799 for more information.
- The annual Halloween Happenings was a great success. Thank you to John Bishop and Supervisors Gasper and Salzer for being judges. This year had a record number of participants.
- For all the events happening, this November and December check the Parks and Recreation website at Northamptonrec.com. Some events do require pre-registration.
- Mrs. Claus will be returning to the Wetzel Pavillion on Saturday, December 10th, register early.
- The winter brochure will be arriving in mailboxes the 1st week of December.

Mrs. Gasper the following announcements:

- The steering committee a sub-committee of the Library Board is making great progress on the vision for the Library. The sub-committee is meeting for a retreat to go over the responses.
- The Library is receiving a large sum for 2023 from State Aid and the steering committee will be discussing options for this grant.
- On Veterans Day The Veterans Advisory Commission held an unveiling of the Patriot Flag Program on Saturday, November 12, 2022, at 10:00 am. It was a wonderful turnout for this tribute to the Northampton Township Patriots who served our country.
- Tavern on the Ten will be holding a local history trivia to celebrate the 300th anniversary of the Township
- A Re-enactment of the signing of the Resolution of the Township will take place at the Township meeting on December 14, 2022.

Mr. Salzer made the following announcements:

- Enjoyed being a judge at the Halloween Happening festivities. So many great costumes made determining winners very difficult.

Mr. Moore made the following announcements:

- No Report.

Chairman Selisker made the following announcements:

- The Veterans Day Flag Display unveiling is a wonderful, and respectful way to honor these patriots.
- Safety Message from the Fire Company. Remember to fry your turkeys away from your house and look in your oven before turning it on to make sure you haven't stored anything in there.
- The Police collected 300 meals in honor of the 300th anniversary for families that needed dinners for Thanksgiving.

MANAGER'S REPORT

- No Report.

ASSISTANT MANAGER'S REPORT

- No Report.

SOLICITOR'S REPORT

- No Report.

Chairman Selisker announced Mr. Ken Ferris, Esq. is sitting in tonight for Mr. Joseph Pizzo.

ENGINEER'S REPORT

- No report.

PUBLIC COMMENT

Chairman Selisker called for public comment. None was heard.

The meeting was adjourned at 8:13 pm.

Respectfully Submitted,

Paula Gasper, Secretary