

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

Present were:

Adam M. Selisker
Barry Moore
Paula Gasper
Dr. Kimberly Rose
Robert Salzer
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 7:04 p.m.

Members of the Board present were:

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

Others present were:

Amanda Fuller, Township Engineer
Joseph Pizzo, Township Solicitor
William Wert, Assistant Manager

Others absent were:

Robert M. Pellegrino, Township Manager

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

Chairman Selisker led the Pledge of Allegiance and held a moment of silence in support of the military, emergency service personnel, and North East Township Fuller Volunteer Firefighter Shawn Giles who was killed in the line of duty.

SPECIAL PRESENTATION

Whitetail Disposal Progress Report – Paul Brady

Mr. Brady, President and COO of Whitetail Disposal provided a quarterly update on trash services since taking over on January 1, 2023. Mr. Brady stated call volume is down, with no significant issues to report. The Board thanked Mr. Brady for the update.

Northampton Day Update

On behalf of Mr. Steve Bryer, Chairman, Mr. Jim Brady, Vice-Chairman of the Northampton Day Committee outlined the events planned for Northampton Day on Sunday, October 1, 2023. Mr. Brady called forward additional members of the committee, Mr. Peter Palestina, Mary Anderson, John Bishop, and Erik Lehman, and the group presented a \$19,000 check to Northampton Township Township for Sun Shades for the Miracle League Playground.

Mr. Pete Palestina spoke on the Bocce game that goes back 30 years. Mr. Palestina also spoke on the Talent Show and anyone wishing to participate should go to the website at www.northamptonfun.com.

PUBLIC COMMENT

None was heard.

CONSENT ITEMS

The Board meeting minutes of July 26, 2023, were presented by Mrs. Gasper.

ACCOUNTS PAYABLE

The accounts payable of August 9, 2023, for \$571,333.23, and August 23, 2023, for \$3,225,755.35 were presented by Dr. Rose.

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

NEW BUSINESS

**Consider Preliminary/Final Plan of Subdivision and Land Development Plan, Bucks County
Roses, SLD 22-1 Buck Road**

Mr. Moore asked the applicants to introduce themselves.

Mr. Daniel McKenna, D.L. Howell & Associates Inc., Engineer for the project, and Mr. Thomas Kessler, Developer from KB Buck Road, LLC., (Buck Road Enterprises) introduced themselves for the record.

Mr. Moore stated that located along the northwestern side of Buck Road, approximately 550 feet southwest of the intersection of Buck Road and Spring Avenue, the proposal is to subdivide a

17.39-acre parcel into 15 lots along a new cul-de-sac, which will include 12 single-family detached dwellings and 3 open space lots. Proposed dwelling lots range from 0.92 to approximately 1.67 acres. The existing greenhouse and associated structures will be removed. An 80-foot-high wireless transmission tower and an associated structure are to remain on one of the proposed open-space lots. Public water and sewer will service the development. The R-1 Single-Family District permits single-family residential uses on parcels having a minimum lot area of 40,000 square feet and a minimum lot width of 150 feet.

Mr. Moore stated since the last meeting, the applicant has addressed the concerns of the Board and eliminated one dwelling. As a result, that lot will now become open space and contain the stormwater management system for the development, which will be maintained by the Homeowners' Association. In addition, the cartway has been reduced in width and shortened thereby reducing tree disturbance and preserving more of the woodlands on the site.

The following was provided for review. Based on the recent submission by DL Howell Engineering, however, the plans will be reviewed again given the modifications to the plan:

1. Waiver Request Letter – DL Howell – August 11, 2023;
2. Gilmore Associates – Review letter – June 19, 2023;
3. Pennoni Associates - Review letter – June 15, 2023;
4. McMahan Associates – Review Letter – May 9, 2023;
5. Township Planning Commission Memo – April 12, 2023;
6. Bucks County Planning Commission - Review letter – February 23, 2022; and,
7. Copy of the Plan

A motion was made and seconded (Moore-Rose) for Preliminary/Final approval of the Bucks County Roses Subdivision and Land Development, SLD 22-1, subject to compliance with the Township Engineer's review letter dated June 19, 2023, the Township Planner's review letter dated June 15, 2023, and the Township Traffic Engineer's review letter dated May 9, 2023 in addition to their subsequent reviews based on the recent plan submission by DL Howell dated August 11, 2023. It is also recommended that the requested waivers be granted. Approval is subject to the following conditions:

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 tree replacement shall be required per the terms of the development agreement under the applicant's proposed tree replacement plan.
3. A fee-in-lieu of recreation/open space shall be submitted for \$6,782.41 for each new lot per the terms of the development agreement.
4. The applicant is responsible for obtaining any outside approvals that may be necessary, including, but not limited to the DEP, Conservation District, PennDOT, 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.

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.

The Board agreed this is a good resolution to the previous plan submitted and thanked the Bucks County Roses representatives for listening to the concerns of the Board and cooperating to make this plan feasible. Mrs. Fuller there will still be a further review of the plan and is looking forward to working with Mr. McKenna on the design.

Chairman Selisker called for public comment. None was heard.

Motion Passed 5-0.

Consider Bids for Salt Contract

Mr. Salzer stated on behalf of the Bucks County Consortium, Doylestown Borough advertised bids for rock salt in The Intelligencer on August 4, 2023, and August 11, 2023.

A proof of publication and bid tabulation sheet prepared by Doylestown Borough was provided to the Board.

Mr. Hucklebridge the Public Works Director recommended a contract be awarded to Silvi Concrete Products (DBA Riverside Construction Materials), Fairless Hills, PA at their bid price of \$66.00 per ton delivered, \$65.85 per ton undelivered. Our last contract was for \$67.76 per ton with Morton Salt Inc. and we used approximately 1,000 tons this past winter season.

A motion was made and seconded (Salzer-Moore) to award a contract for rock salt to Silvi Concrete Products (DBA Riverside Construction Materials), Fairless Hills, PA at the bid price of \$66.00 per ton delivered to the Northampton Township Salt Shed, 150 Louise Drive, Ivyland PA 18974, and an undelivered price per ton of \$65.85.

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

Motion Passed 5-0.

REPORTS

Dr. Rose made the following announcements:

- Seats are still available for the trip on Thursday, September 14th to see the show Guys and Dolls at the Dutch Apple Dinner Theatre in Lancaster.
- It's time again for Boscov's Friends Helping Friends event! You can purchase a ticket in advance at the senior center for only \$5 and receive a 25% off All-Day Shopping Pass to go shopping at Boscov's on Wednesday, October 18th.
- The Senior Center has many classes, educational programs, special events, parties, and bus trips for ages 55 and older. If you have questions please do not hesitate to call (215) 357-8199 for more information or stop by the center located at 165 Township Road for a tour. The center's hours are Monday, Wednesday, and Friday 9 am – 3:30 pm, and Tuesday and Thursday 9 am – 8 pm. Another great source of information is the center's website at northamptonsc.com.
- Parks and Recreation would like to thank parents, pool members, campers, and all the phenomenal, dedicated staff that make up our camp counselors, lifeguards, and seasonal management team for an extraordinarily successful 2023 summer season!
- The Parks and Recreation Fall Brochure is in resident mailboxes and online. Not sure which Fall program fits you or your child? Join us for our Open House from Sept. 11 – 15th when the talented Parks and Recreation instructors will offer most of our programs for you to try at no charge! If you like the class and register that day, you will receive a 10% discount! To view the full schedule of classes, visit our website www.northamptonrec.com for up-to-date class information.
- The back two tennis courts located behind the Recreation Center will be under repair beginning next week. Availability on our tennis courts will be limited. Thank you in advance for your patience and understanding while crews work to make a safer surface for you!
- Ed Ingle was inducted into the Wall of Honor program that was held in conjunction with the last concert series for the summer.

Mrs. Gasper made the following announcements:

- The Veterans Advisory Commission has added ten (10) new veterans to their Veterans Roster.
- The Library's Strategic Plan Committee has completed its writing of the first-ever Strategic Plan which will be reviewed by the Library Board and expected approval shall occur at the September Library Board meeting at which point they will recommend adoption by the Board of Supervisors.

Mr. Salzer made the following announcements:

- The Municipal Authority is out painting fire hydrants to keep up with their three (3) year maintenance goals.
- The Municipal Authority is in the process of drafting its yearly budget.
- The US Navy is dealing with the PFOA and PFOS discussions to improve water services and to install 4 miles of water line and is expected to have this completed by September 2023.

Mr. Moore made the following announcements:

- The Bucks County Planning Commission issued a letter on August 23, 2023, that a meeting will be held on Wednesday, September 20, 2023, from 7 p.m. until 9 p.m. at the Churchville Nature Center to discuss the Bike Lane from Bristol Road to Churchville Nature Center.
- The new proposed Dunkin Donuts on Second Street Pike is in construction and on scheduled to be completed by late fall. It is planned to have another retailer adjacent to the new Dunkin Donuts and no decision has been made on what will take the place of the old Dunkin Donuts in the Crossroads Plaza.
- The Old Mill Race Inn is in Land Development to construct 39 Residential Condominiums above commercial offices. This plan should come before the Board in either October or November.

Chairman Selisker made the following announcements:

- Construction on the road in front of the new Dunkin Donuts will be taking place and travel during that time will be restrictive. The exact date and time of this construction has not yet been determined.
- Fire Prevention Open House will be taking place on Saturday, October 14, 2023, from 10:00 a.m. until 2:00 p.m. at the Municipal Park.
- Remember cooking safety starts with you.
- For up-to-date information sign up to be part of the Fire Department's Facebook page.

MANAGER'S REPORT

- No Report.

ASSISTANT MANAGER'S REPORT

- No Report

SOLICITOR'S REPORT

- No Report

ENGINEER'S REPORT

- No Report.

PUBLIC COMMENT

None was heard.

Chairman Selisker thanked Erik Lehman for his Photography services at events.

The meeting was adjourned at 7:36 p.m.

Respectfully Submitted,

Paula Gasper, Secretary