

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

Present were:

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

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

Others present were:

Robert Pellegrino, Township 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.

### **SPECIAL PRESENTATION**

#### **Northampton Community Day**

Steve Bryer, Chairman of the Northampton Community Day, outlined the events planned for the Community day on May 5. Mr. Bryer stated there is something for everyone and encouraged the community to come out and support this event.

**PUBLIC COMMENT**

None was heard.

**CONSENT ITEMS**

The Board meeting minutes of March 27, 2019, was approved by unanimous consent.

**ACCOUNTS PAYABLE**

The accounts payable for April 10, 2019, in the amount of \$2,780,178.21, and April 24, 2019, in the amount of \$1,446,616.82, was approved by unanimous consent.

**NEW BUSINESS**

**Consider Preliminary/Final Plan of Subdivision and Land Development-Strobinski Subdivision, 48 East Holland Road, SLD 18-6**

Chairman Moore called forward the applicant's engineer Vincent Fioravanti, and the applicant's attorney, Michael Meginniss of Begley, Carlin, and Mandio.

Attorney Meginniss provided an overview of the request and stated they are agreeable to the fees in lieu as will be noted in the motion.

The proposed subdivision is located at the southwest corner of East Holland Road and Amsterdam Avenue, the proposed project is to subdivide 3.327 acres (gross) into four single-family dwelling lots, ranging from 21,645 square feet to 44,627 square feet. The existing single-family detached dwelling and garage will remain on Lot 1.

The project is located in the R-2 zoning district and the site will be served by public water and sewer.

Chairman Moore noted the major issues to be decided include the waivers, which are identified on the waiver request letter dated January 2, 2019. At their January 8th meeting, the Township Planning Commission recommended approval of the plan subject to conditions that are contained in the motion.

Issues that have been discussed throughout the planning process include curbing, road widening, and sidewalks. Given the existing conditions at the property, it was not recommended that these improvements be constructed. In their April 11th correspondence, McMahon Associates opined on the feasibility of road widening. In addition, tree replacement and site distance were also concerns, which have been addressed. A fee-in-lieu of sidewalks and tree replacement is proposed. A sight distance easement is also a condition of approval. This has been incorporated into the motion.

Regarding the fees-in-lieu, the applicant has initially offered \$10,000 total for each of the new lots. It has not been past practice to accept a fee-in-lieu of curbing and road widening. As a result, the recommended fees are the full Park and Recreation Impact Fee, the fee-in-lieu of tree replacement, and the fee-in-lieu of sidewalks. Please Note: The soft costs have been eliminated from the fee-in-lieu of sidewalk calculation. Since this is a subdivision and land development project, the applicant is responsible for the design, permitting and review are covered under the development agreement, and the contingency is not required as there is no actual construction proposed. The recommended fees are included in the motion.

Mr. O'Donnell stated for the record he objects to the fee in lieu of sidewalks. Sidewalks are needed and a fee in lieu of should not be taken where sidewalks should be constructed.

A motion was made and seconded (Moore-Silver) to approve the Strobinski Subdivision, SLD 18-2, subject to compliance with the Township Engineer's review letter dated February 20, 2018, the Township Planner's review letter dated November 30, 2018, and the Township Traffic Engineer's review letter dated January 4, 2019. In addition, it is recommended that the waivers be granted with the exception of the request to not have the landscape plan sealed by a registered landscape architect. The following are also conditions of approval:

1. A fee-in-lieu of sidewalks is required in the amount of \$40,952.
2. A fee-in-lieu of recreation/open space shall be submitted in the amount of \$5,850.56 for each of the three new lots.
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. A fee for replacement trees is required in the amount of \$12,900.
5. The proposed garage should be removed from the plan.
6. Disclosure should be made to buyers regarding the stream easement and the potential Rails-to-Trails.
7. Street lighting should be explored to the satisfaction of the Township engineer.
8. A sight distance easement should be noted on the plan per the recommendation of the traffic engineer.
9. The right-of-way shall be offered for dedication to the Township at no cost in the event of future road widening.
10. The applicant is responsible for obtaining any outside approvals that may be necessary, including, but not limited to, DEP, NPDES, PennDOT, and the Municipal Authority.
11. All conditions and recommendations incorporated within the motion and minutes are subject to the Township Solicitor's approval letter.

Chairman Moore called for Board comment.

Chairman Moore questioned the Township Engineer if there are any issues with Stormwater Management that need to be addressed. Mr. Schroeder stated the summaries presented tonight are accurate and have been reviewed against all the ordinances. All conditions will be listed in the final letter of approval and will not be finalized until all conditions have been met satisfactorily.

Mrs. Silver questioned Mr. Selisker if the driveways were wide enough for Fire Trucks. The applicant's engineer stated the driveways are 20' wide. Mr. Selisker stated no issues were found.

Mr. Pizzo stated the following amendments should be made to the motion and be incorporated.

- To the extent that site distance easement is added to the plan, it should not only be noted on the plan but also on the deed satisfactory in form and content to the Township Engineer and Township Solicitor and should be recorded with the record plans.
- The Right of Way on the plan and also on the deed of Right of Way is due to the Township now. The deed should be satisfactory in form and content to the Township Engineer and Township Solicitor and should be recorded with the record plans.
- For each of the newly created lots, there should be a deed for the new lots as well as a stormwater management maintenance and monitoring agreement for each of these lots. The deed should be satisfactory in form and content to the Township Engineer and Township Solicitor and should be recorded with the record plans.
- Regarding street lighting under item #7 in the motion is should say "street lighting should be provided to the satisfaction of the Township Engineer and as determined by the Township".

The amendments as presented by the Township Solicitor were agreeable to both Mr. Moore and Mrs. Silver.

Chairman Moore called for public comment.

James Rothenburg, 6 Brianna Road, questioned if traffic signals were considered. Also, questioned the property being in the 100-year floodplain and if there is a plan in place to mitigate the process?

The applicant's engineer stated this was vetted by the Traffic Engineer and it was decided the existing plan is in accordance with PennDOT Standards and no other action is required.

The applicant's engineer also stated the stream is not in a 100 year FEMA flood plain. For mitigation purposes should it ever become an issue, the stream can be blocked and limited by the culverts to prevent flooding.

**Motion Passed 4-1 (with Mr. O'Donnell voting nay).**

**Consider an Amended Resolution Authorizing an Application for a Keystone Recreation, Park, and Conservation Fund Grant for Various Improvements to the Library Building**

Mr. O'Donnell a resolution authorizing an application for the grant was originally approved at the March 27, 2019 Board of Supervisors meeting under resolution R-19-6.

It was brought to the Administration's attention by the Office of Commonwealth Libraries.this resolution must be amended to include specific language in order to be eligible to receive monies from the Keystone Grant.

The Office of Commonwealth Libraries stated the resolution must guarantee the undisturbed use of the facility as a public library for 50 years or the useful life of the project to be funded by the grant, whichever is shorter. This wording was not in the original resolution and therefore, must be added in order to be considered for the Keystone Grant. The rest of the resolution remains the same.

A motion was made and seconded to adopt Resolution R-19-7 authorizing an application to Keystone Recreation, Park, and Conservation Fund Grant for Public Library Facilities to fund improvements to the Library Facilities, to guarantee the undisturbed use of the facility as a public library, and to authorize the Township Manager to execute all documents in connection with the grant program.

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

**Motion Passed 5-0.**

**SPECIAL ANNOUNCEMENT**

Mrs. Silver extended condolences to the family of James Donahue who passed away on April 9, 2019.Mrs. Silver presented a biography on the impact Mr. Donahue had on the community for over 35 years and noted how much he will be missed.

Mr. O'Donnell echoed Mrs. Silver's sentiments and stated he was a friend and an advocate for Active Military and Veterans. Worked closely with Military personnel to start a gift card program for the U.S. Coast Guard when funding was shut down.

## **LIAISON REPORTS**

Dr. Rose made the following announcements:

- The Historical Commission will have a table at Northampton Days.
- The Parks and Recreation Department held their Annual Bunny Hunt and it was a huge success.
- Swim Club Registrations are open.
- Sign-ups for various leagues are happening now.
- Tickets for various trips are available now, check the Parks and Recreation website for more information.
- Congratulations to Nancy Opalka for being the recipient of the 2019 Pennsylvania Recreation and Park Society Distinguished Member Award.
- Registration for Summer Camps is now open and for Spring Youth Sports.
- Parks and Recreation have many great programs for all ages check out the Park and Recreation website at [www.northamptonrec.com](http://www.northamptonrec.com) for more information.
- The annual Spring Fling at the Senior Center will take place on April 26, 2019, from 5-9 pm.
- The Annual Bocce Challenge between the Board of Supervisors and the seniors will take place on June 18 at 6:00 pm at the Senior Center.

Mr. O'Donnell made the following announcement:

- The Veterans Advisory Commission is preparing for the annual Memorial Day and Flag Day Ceremonies.
- Check the Library's website for information on their various programs.
- The Libraries annual donation drive is taking place. Please try to give to our local library.
- Challenge our reference librarians to find a book. If it's out there they will find it.
- The Municipal Authority has been diligently working on checking on the PFOS and PFOA's and is using a standard below what has been set by the Environmental Protection Agency.
- If you have a private well the Environmental Protection Agency will perform a free water test.

Mr. Selisker made the following announcements:

- The new Police Headquarters is set to open the end of June or the first part of July.

- The Ring Program in conjunction with the Police Department is up and running and being utilized out in the community.
- The Tri-Hampton Rescue Squad is holding their annual subscription drive. Although you are not required to be a member to utilize the service it does come with some benefits and helps support their efforts.
- The Fire Company will be at Northampton Days with the Touch a Truck program.
- The Northampton Valley Country Club is in full swing with Golf Season here.

Mrs. Silver made the following announcements:

- The Council Rock School District holds several meetings a month, and their minutes and topics can be found on their website at [www.crsd.org](http://www.crsd.org).
- The last day of school for Council Rock is June 20, 2019. Senior graduation is scheduled for June 17, 2019.
- Improvements to Wrightstown Elementary are on schedule and students will be returning to their building in September and Rolling Hills Elementary will be moving to Richboro Middle while improvements are being done at Rolling Hills.
- The Public Works Department is gearing up for the mowing season. They have over 85 basins to mow, so be patient as they start the mowing process.
- The Churchville Nature Center has many exciting programs coming up and all details can be found on their website at [www.churchvillenaturecenter.org](http://www.churchvillenaturecenter.org).
- Thanked Vince Deon for promoting the 2% discount if paid by April.

Mr. Moore made the following announcements:

- The Zoning Hearing Board and the Planning Commission did meet this month, quiet meetings some minor variances were approved.
- EZ's Pub known as the Irish Horn is now officially open.
- The Addisville Commons is really shaping up with additional restaurants coming. Dine locally to promote these new businesses.
- Lights have been donated to the Parks and Recreation Department and will be installed at the Civic Center.

**PUBLIC COMMENT**

Andrew Petrowski, 78 Lynford Road, raised concerns on an incident that took place at the Northampton Valley Country Club.

James Rothenburg, 6 Brianna Court, raised concern over the measles epidemic in this country and stated the Township should take measures to address this issue.

Mr. Rothenburg also asked several questions on the Northampton Valley Country Club acquisition.

The meeting was adjourned at 8:51 p.m.

Respectfully Submitted,

---

Frank O'Donnell, Secretary