

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:

Larry Weinstein  
Barry Moore  
Eileen Silver  
Dr. Kimberly Rose  
Frank O'Donnell

Others present were:

Robert Pellegrino, Township Manager  
Amanda Fuller, 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.

### **FLAG PRESENTATION**

Chairman Moore called forward Pete Palestina to outline the flag program. Mr. Palestina called forward Pat and Bill Loughnane attending on behalf of their son United States Army Major Kevin Loughnane who has recently deployed. Chairman Moore escorted Pat and Bill to the flag display to place Kevin's Army flag for safe keeping until he returns home to claim it where it will be exchanged for the American flag.

### **PUBLIC COMMENT – (Agenda Items Only)**

None was heard.

### **CONSENT ITEMS**

The Board meeting minutes of May 22, 2017 were approved by unanimous consent.

### **ACCOUNTS PAYABLE**

The accounts payable for June 14, 2017, in the amount of \$1,164,452.61, and June 28, 2017 in the amount of \$419,903.99. The accounts payable for June 14, and June 28, 2017 were approved by unanimous consent.

## **PUBLIC HEARING**

### **Consider Ordinance Amending and Updating the Right-To-Know Regulations**

Chairman Moore opened the hearing at 7:40 pm.

Chairman Moore explained at the April 26 Board meeting, the ordinance to amend our Right-To-Know regulations was tabled to the June Board meeting based on information from the Solicitor that the Pennsylvania Office of Open Records was considering changes to the Law. The proposed Township ordinance would amend our regulations to require that all responses from the Township to Right-To-Know requests be submitted in writing to the requestor.

Chairman Moore noted in light of these ongoing discussions it would be in the best interest of the Board and the residents to table this ordinance indefinitely. Mr. Pellegrino reminded the Board that in the future if this ordinance was to be brought back before the Board it would need to be re-advertised.

A motion was made and seconded (Moore-Weinstein) to indefinitely table the proposed ordinance amending the Right-To-Know regulations.

Chairman Moore called for Board comment. None was heard.

### **Motion Passed 5-0.**

Chairman Moore closed the hearing at 7:45 pm.

## **NEW BUSINESS**

### **Consider Demolition Permit Application for 444 St. Leonards, LLC**

Mrs. Silver outlined the request stating as a request for the approval of the subdivision at 444 Saint Leonard's Road, the applicant was required to appear before the Board if they desire to demolish the existing dwelling on the property. After the applicant reviewed the matter he has determined that preserving the structure is a financial hardship and economically impractical.

Mrs. Silver deferred to the applicants attorney Jennifer Wunder, Esq. of Fox Rothschild and Eric Clase, the project engineer, to further outline the cost and background documentation to support their applicants position. In addition, the applicant Mr. Michael Strabinski, Ms. Wunder and Mr. Clase also met with the Historical Commission on June 22<sup>nd</sup>.

Ms. Wunder stated renovating the home would result in a \$237,220 loss for the applicant. The house has sat vacant for eight (8) years looking unsightly, attracting trespassers, by demolishing the home it would provide a safer much improved community.

Chairman Moore called for Board comment.

Discussion ensued among the Board with questions being asked of the applicant and the engineer of what could be reused and salvaged. The applicant noted the sewer is public but the water is not.

Chairman Moore called for public comment.

Michael Tomkins, 63 Spring Avenue, also Chairman of the Historical Commission, asked the Board to respect our historic resources and not to look at things based solely on profit made.

Jeff Marshall, President of Heritage Conservancy, stated for the record has been retained at the Township's direction by the applicant to prepare the application to the Pennsylvania Historical and Museum Commission based on the Act 537. It is the responsibility of any municipality to preserve and protect its historical resources. No assessment based on agricultural architecture because the outbuildings are gone. Discussion ensued between Chairman Moore and Mr. Marshall and noted bottom line is in the future is to be proactive in the future regarding possible historical areas.

Mrs. Silver questioned the Geradus Wynkoop family and Mr. Marshall's knowledge of the family. Mrs. Silver clarifies with Mr. Marshall the definition of Historical Home preservation and the requirements that need to be met and the evaluations that determine its historical value.

David Lauer, 49 Cornell Avenue, agrees with total picture of profit vs loss. Wyncoop's were important part of our history, we need to preserve our history and maintain the integrity of our community.

Victor Traub, former resident of Northampton Township, resides in Doylestown Township, friend of Michael Strabinski. Questioned why anyone didn't take action when this blighted property sat vacant for eight (8) years and now that someone wants to reinvent the property now there is an outcry, would everyone rather have the property sit vacant for another eight (8) years and be an eyesore.

Chairman Moore called for Board comment.

Mr. O'Donnell would like to see the back-up documents that were promised to be provided and cannot give an informed decision without them. Dr. Rose concurred with Mr. O'Donnell that three (3) other estimates were to be provided.

Discussion ensued among the Board and the applicant's attorney. Chairman Moore said this item should be tabled for one more month to have all the items to make an informed decision.

Michael Tomkins, 63 Spring Avenue, explained the reasons why the Historical Commission authorized the outbuildings to be taken down.

A motion was made and seconded (O'Donnell-Rose) to table the demolition request for 444 St. Leonard's LLC to the meeting of July 26, 2017

Discussion ensued. Mr. Pizzo stated to avoid further confusion; he clarified what is needed from each party as follows and noted these items should be given to Mr. Pellegrino to draft a letter to the applicant's attorney so it is specific as to what is being required from them before they return in front of this Board at the next meeting:

- Mr. O'Donnell is looking for the three (3) estimates that were promised at the Historic Commission meeting.
- Mr. Tomkins stated the three (3) estimates must be provided reusing the historical fabric of the house. Chairman Moore stated if Mr. Tomkins can provide written proof from the minutes that this was a requirement than it will be taken into consideration.
- Documentation from the Planning Commission regarding the agreement if the outbuildings were taken down the main house was to remain standing and preserved.

**Motion Passed 5-0.**

**Consider Resolution for Planning Module -444 St. Leonard's Road, LLC**

Mrs. Silver noted the approved project at 444 Saint Leonard's Road is moving toward construction, therefore, a planning module is required to be submitted to DEP. As part of that process, a resolution must be passed by the Board of Supervisors.

The Municipal Authority has no objection to this approval.

A motion was made and seconded (Silver-O'Donnell) to approve R-17-1B for Plan Revision for 444 Saint Leonard's Road, LLC.

Chairman Moore called for Board Comment. None was heard.

**Motion Passed 5-0.**

**Consider Authorization to Advertise an Intergovernmental Cooperation Ordinance for Act 101 Recycling Performance Grant Applications**

Dr. Rose explained the Department of Environmental Protection (DEP) has issued its Section 904 Grant Application Guidelines and there are two significant changes to the recycling grant program.

First, the Department has changed the way residue rates are documented. The residue rate is the percentage of material in collected recycling that is normal trash and not recyclable.

Material processors and haulers can no longer document the amount of residue they pull from the recyclables delivered to their facilities. DEP has determined that processors and haulers cannot accurately determine the source of each load of recycling and therefore cannot apply specific residue rates to specific municipalities. Even average residue rates are no longer permitted. What this means for our grant application is that virtually all residential tonnage will be hit with a 15% residue reduction. The only exception is if a municipality collects its own recyclables and sells the material directly to a processor.

The second change is regarding multi-municipal applications for grant funds. DEP initially indicated that the only way that a multi-municipal application would be accepted was if all participating municipalities were included in a joint bid for collection, or were involved in a municipally operated collection system and joint education program. However, the Department agreed to a second, much simpler option that requires all participating municipalities to adopt an ordinance that complies with the PA Intergovernmental Cooperation Law.

Adopting the required ordinance will allow the SWBSWAC communities (Northampton, Upper Southampton and Lower Southampton Townships) and Warminster Township to continue the practice of filing a joint application that maximizes the amount of grant funds received from the program. The group receives approximately \$350,000 in grant funds and Northampton receives just over \$100,000 from this amount.

A motion was made and seconded (Rose-Silver) to authorize advertising an ordinance under the PA Intergovernmental Cooperation Law to allow Northampton Township, Upper Southampton Township, Lower Southampton Township, and Warminster Township to file a joint application each year for a PA Department of Environmental Grant under Section 904 of PA Act 101 to support recycling programs in those communities.

Chairman Moore called for Board comment. None was heard.

**Motion Passed 5-0.**

**Consider Lease Agreement with Johnsville Centrifuge & Science Museum for Property at Hatboro and Bristol Roads**

Mr. O'Donnell explained the Board of Supervisors was previously presented with a proposal by the Johnsville Centrifuge and Science Museum, Inc., a 501(c) (3) Non-Profit group, requesting the utilization of five (5) acres of land at the corner of Hatboro & Bristol Roads for the construction of the Johnsville Centrifuge & Science Museum. The proposed location is contained within the thirty-nine (39) acre tract deeded to Northampton Township as part of the Base Realignment and Closure (BRAC) process.

This proposal outlined a phased approach that will ultimately establish the development of a museum and learning center in Northampton Township that will preserve local history of the Naval Air Development Center (NADC). Recreational and learning programs will provide activities for the residents young and old alike. The museum will include the following elements: Interactive exhibits, historic artifacts, archival materials, a gift shop, and a multipurpose room for educational and recreational activities. Phase One (1) will provide an outdoor exhibition structure to house NADC Artifacts. Future phases will include full museum build-out.

All of the costs to develop and operate the museum will be the sole responsibility of the Johnsville Centrifuge and Science Museum, Inc. Prior to any construction, installation or use of such facilities, all written agreements, including required zoning and building permits, site development plans, construction agreements and facility use agreements will be submitted to the Township for necessary approvals.

To initiate this process, the Board will need to approve the Administration to execute the following documents:

- U.S Department of the Interior, National Park Service Approval Letter
- Concession Agreement
- Program Of Utilization Amendment

These documents have been vetted by the Solicitor's office and approval for such use has already been obtained from representatives of the U.S Department of the Interior, National Park Service.

By authorizing the Administration to execute these agreements, the Board is only authorizing the proposed use of five (5) acres for a Term of thirty (30) years, with the option for two (2) consecutive ten (10) year renewals. This authorization also starts the clock on a five (5) year period that would allow the Johnsville Centrifuge and Science Museum, Inc. to begin fundraising for this project. If the museum fails to raise a minimum of \$100,000 within five (5) years of the effective date of this agreement, the Township may terminate the Agreement and will revise the Program of Utilization accordingly.

A motion was made and seconded (O'Donnell-Rose) to authorize the Township Administration to execute a Concession Agreement between Northampton Township and the Johnsville Centrifuge and Science Museum, Inc., to lease a five acre area at Bristol Road and Hatboro Road on a designated portion of the thirty-nine (39) acre tract deeded to Northampton Township by the National Park Service for construction of an outdoor exhibition structure and future museum with associated educational and recreational services.

Chairman Moore called for Board comment.

Discussion ensued with each of the Board members stating their enthusiasm regarding the project and wishing Mr. Michael McGuire, President of Jonesville Centrifuge and Science Museum the best of luck in this endeavor.

Michael McGuire, Richboro, President of Johnsville Centrifuge and Science Museum, announced his excitement over the project and thanked the Supervisors for their support.

**Motion Passed 5-0.**

**Consider Appointment to the Historical Commission to Fill an Un-Expired Term**

Dr. Rose announced Mr. Chuck Quaste has resigned from the Historical Commission his term is due to expire on December 31, 2017.

A motion was made and seconded (Rose-Silver) to appoint John "Jack" Kay) to the Historical Commission to fill a term, effective immediately, and expiring on December 31, 2017.

Chairman Moore called for Board comment.

Mr. Weinstein and Mr. Moore concurred Mr. Kay is a wealth of information and a perfect fit for this position.

**Motion Passed 5-0.**

**Consider Bid Award for Gasoline, Diesel and #2 Heating Oil**

Mr. Weinstein announced on behalf of Bucks County Consortium, Upper Southampton Township advertised in the Bucks County Courier Times for bids to purchase unleaded regular gasoline, ultra-low sulfur diesel fuel and #2 heating oil for the contract period August 1, 2017 through July 31, 2018.

A tabulation prepared by Upper Southampton Township shows a summary of the bids received. The price paid for these products is determined by the published price at the dock on the date of order plus a fixed per gallon delivery fee.

Based on the bid results the recommended contract award is as follows:

1. Petroleum Traders Corporation, Fort Wayne, Indiana for unleaded regular gasoline at market price on the date of order minus 0.0037 cents per gallon delivery fee.
2. Riggins, Inc., Vineland, NJ for ultra-low sulfur diesel fuel at market price on the date of order plus 0.011 cents per gallon delivery fee

3. Riggins, Inc. for #2 heating fuel at market price on the date of order plus 0.1425 cents per gallon delivery fee.

A motion was made and seconded (Weinstein-Rose) to award contracts for unleaded regular gasoline to Petroleum Traders Corporation, Fort Wayne, Indiana and ultra-low sulfur diesel fuel and #2 heating fuel to Riggins, Inc., Vineland, NJ for the contract period August 1, 2017 through July 31, 2018 at the bid prices quoted to the Bucks County Consortium.

Chairman Moore called for Board comment. None was heard.

**Motion passed 5-0.**

### **LIAISON REPORTS**

Dr. Rose made the following announcements:

- Due to the 4<sup>th</sup> of July Holiday all trash and recycling will move forward one day.
- If you are 55 years of age or older come out and join the Senior Center, there is so much to do, join the Bocce League with over 100 players, or the Golf league, or participate in the many offered indoor activities. See the website for additional details.
- The Senior Center has just created new incentives to becoming a member of the Senior Center. Included in these new incentives is a project called the "Awesome Project". When a person renews or joins as a new member this will entitle them to discounted rates on classes and will entitle them to a bi-monthly newsletter. Additional perks include an "Awesome Members Perk Packet", filled with an "I'm Awesome" wristband, coupons for discounts at area businesses, along with invitations to "Awesome Member Events." The only requirements are that the person is 55 years or older, and that a one-time yearly fee of \$20 is paid.

Mr. O'Donnell made the following announcement:

- Thanked the Fresh Works and everyone who participated in the Italian Hoagie purchase program where the Library received \$1.00 for every half Italian Hoagie sold during the month of June. Final numbers are not in yet, but it was sure to be a success.
- On September 9, 2017 the Library will be hosting a pancake breakfast at Applebee's. The fundraiser is called "a short stack for a tall cause".
- There is a whole list of free events taking place at the Library and a lot of great programs for kids and adults too. Go to the Library website at [northamptontownshiplibrary.org](http://northamptontownshiplibrary.org). Many of the programs are supported by donations so support the current campaigns anything helps.
- The Municipal Authority has explained one of the ways the State is using to balance the budget this year is to create user fees. Some small Townships that don't have a police force and depend on State police for coverage have to pay a user fee for that service.

Northampton has a great Police force so we dodge that fee, but unfortunately the Municipal Authority is getting hit with a new user fee. The State plans to raise \$7.5 million in new fees that the Department of Environmental Protection will levy on all water suppliers in the State. Our Municipal Authority will pay at least \$25,000 dollars so that the State DEP can continue to do what the law requires it to do. That fee will not be passed on to our residents. The Municipal Authority will absorb that cost.

- July 3, 2017 St. Bede's will host its annual free community patriotic concert, from 7-9 pm. Bring a blanket, some refreshments will be available for sale.

Mr. Weinstein made the following announcements:

- Planning Commission

The planning commission met on June 12 and there considered sketch plan for a flag lot for a minor subdivision at 785 Newtown-Richboro road. This matter will likely be scheduled before the board of supervisors meeting on July 26th. If approved it will result in the construction of one additional building lot backing up to Tyler State Park.

- Zoning Hearing Board

The Zoning hearing board met on June 12th. Appeals were heard for an impervious surface variance on Quartermaster road for a pool and cabana.

- A detached garage on Beverley Road.

- A barn on Sackettsford Road.

- An addition on Arbor Road.

-The Zoning hearing board also met on June 26th and heard an appeal on a home occupation variance on Rolling Hills Drive.

- The Zoning hearing board will next meet on July 10th.

- Council Rock School District

At the last Council Rock school board meeting the School Board gave their opinions as to which elementary school should close. 5 voiced an opinion the Rolling Hills should close and 4 voiced that the opinion that neither should close in the immediate future.

Because one of the Board members switched his opinion late in the meeting another board member asked one formal statement for board support for one position be postponed and it was. At a to be announced date and time another meeting will take place where it will be likely that a consensus will be reached.

If Rolling Hills is the school ultimately voted to close CR would likely spend almost 7 million dollars to add classrooms to Richboro or Hillcrest Elementary schools and spend 14-18 million dollars to renovate and add classrooms to Wrightstown Elementary, and some untold millions to refurbish Rolling Hills for a different use.

One positive note to come out of this meeting was most School Board members from Northampton voiced their feelings that those students who live in Northampton should attend Council Rock schools in Northampton. Next Master Capital Planning meeting is

Monday July 10th. At 7pm.

- The board will once again discuss weather they close Rolling Hills, Wrightstown, both or none.
  - School Board meeting is July 20, 2017 7PM
  - Policy committee meeting is July 27, 2017 7PM
  - Facilities committee meeting August 3, 2017 630PM
  - Finance committee following facilities committee meeting.
- At their most recent meeting Council Rock School Board passed a \$233.33 million final budget for 2017-2018 which hikes property taxes by 2.5% or 2.94 mills or \$113 more in annual taxes. The budget included \$17.96 million for debt service. \$48.59 for special education \$35.32 pensions
- On July 13th the Council Rock school board will meet to fill the vacancy spot by the resignation of Bill Foster. Bill Foster is moving out of the area and we wish him well. The vacant position is the seat for Newtown Borough and part of Newtown Township
- Ted Qualli a Churchville resident was recently named the Cintas Janitor of the year. Mr. Qualli is a janitor at Newtown elementary school. Congrats to Mr. Qualli for making Northampton proud.
- Congrats Council Rock South for making the girls softball playoffs district one class 6-A and Council Rock South baseball team for making the 2nd. round of the District one class 6 A playoffs.
- The following students were honored by the Bucks County Courier Times for being on their Golden athletic teams. Congrats were said to all of them.
- Congrats to Kristy Boyd or Council Rock South on being track and field athlete of the year by Bucks County courier times. First team selection - from Council Rock South - Brittany Gable, Ellen Knecht, Madison Metagne, Emily Yemm.
- Bucks county courier times girls Lacrosse
  - 1st. Team selection- Council Rock South Caroline McGovern and Tori Wright.
  - 2nd. Team - Sarah Womer
  - Honorable mention - Mary Kate Simpson, Mikalya Van Aken
- Bucks County Courier Times Baseball
  - 1st. Team selection - Josh Kim
  - 2nd. Team - Even Fisher, Zach Mayer
  - Honorable mention - Brandon Carter, John Crane, Matt Smith
- Track and field
  - 2nd team selection - Thayne George, John Franco

Honorable mention - Justin Segal, Evan Kutney, Collin Ochs

- Lacrosse Boys  
1st team selection - Chase Patterson  
2nd team - Ben Danial  
Honorable mention - Austin Gambino , Dom Schlupp
- Volleyball Boys  
2nd team - Dane Paulson  
Honorable mention - Jack Geiger, Tom Rodman
- Girls softball  
2nd team - Danielle Walters, Phylicia Wilkov  
Honorable mention - Steph Andreoli, McKenna Diamond, Melanie Wilkinson
- Council Rock Education Foundation awarded our Northampton Library money to fund special programs.  
They also awarded grants for a STEM printing project at Council Rock South and for a library mural at Richboro Elementary School.

Mrs. Silver made the following announcements:

- Announced the upcoming Wall of Honor Program and full details will be posted on the website and through the Parks and Recreation Department.
- The Veterans Advisory Commission is doing a Walkway of Honor in front of the Township Building at the Veterans Memorial details can be found on the Township website or by contacting Lisa Russo at the Township Administration Department.
- The Vietnam Veterans Traveling Wall will be in the area from July 14 – July 16<sup>th</sup> come out and take time to remember.
- Due to the anticipated increase of soldiers who may be getting deployed, as tensions rise, remember the Township's flag program that was instituted by Peter Palestina years ago and if you know of any residents that may be deployed to a combat area submit their names to the Township Administration. Full information on this program can be found on the Township website.
- Come out to the Municipal Park on Thursday nights for the concert series, summer, sights and sounds. Check the Township Parks and Recreation website for further information.
- The Parks and Recreation Department are hosting a variety of classes and trips, full information can be found in the Parks and Recreation brochure or by visiting their website.

- Every 4<sup>th</sup> Tuesday, CRCHY will be holding a one (1) hour workshop for parents on the dangers of drugs and the effect on our children. These workshops will focus on helping parents understand and what we can do to stop this epidemic.

Mr. Moore made the following announcements:

- Reminded residents school is out and so are the kids, be cautious stay alert and slow down.
- Reminder to keep your cars and garages locked petty theft is still happening; don't make your items easy targets.
- Uninvest had its ribbon cutting ceremony and The Dairy Queen is open at the Addisville Commons, go check it out and remember it's important to support our businesses and stay local.

### **Solicitor's Report**

Mr. Pizzo announced an Executive session was held tonight before the scheduled meeting. In attendance were the Five (5) Township Supervisors, Township Engineer, the Township Manager, Bill Wert, Karen Demeleris, and Mr. Pizzo himself. No official action was taken and none is needed tonight as a result of this executive session.

### **Public Comment**

Rick Stettler, Holland, Complimented the Board on the Memorial Day Ceremony and shared a story of his family military history. Also thanked the Board for doing such a great job on their diplomacy lately and handling matters in a professional way.

Joe Johnson, 41 Grant Avenue, stated he doesn't agree that any person should get up and discuss how much a contractor may or not make on a project, it's his business and could jeopardize his future in that business. Also asked that since Mr. Pellegrino serves on the Bucks County Planning Commission and Mr. Wert serves on the Bucks County Parks and Recreation Board could they give reports each month during the Board meetings on items that pertain to Northampton Township. Mr. Pellegrino explained and broke down in detail how County meetings work and anything that pertains to Northampton is brought back to the Supervisors and they report on that specific part.

The meeting was adjourned at 10:24 p.m.

Respectfully Submitted,

---

Frank O'Donnell, Secretary