

The agenda meeting of the Northampton Township Board of Supervisors took place virtually using the Zoom platform. The virtual meeting was called to order at 6:30 pm.

Present were:

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

Agenda items were reviewed and discussed.

The regular business meeting of the Northampton Township Board of Supervisors took place virtually using the Zoom platform. The virtual meeting was called to order at 7:34 p.m.

Members of the Board present were:

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

Others present were:

Robert Pellegrino, Township Manager  
Amanda Fuller, Township Engineer  
Joseph Pizzo, 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.

### **CHAIRMAN ANNOUNCEMENTS**

Chairman Selisker announced the Board will resume in-person meetings on June 23, 2021. E-mail comments will also still be made available during the transition from Zoom to in-person meetings for those who wish to participate but not attend the live meeting.

Chairman Selisker announced on July 7<sup>th</sup> a special meeting of the Board of Supervisors will be held to consider the Sub-Division and Land Development application of Wawa.

Chairman Selisker explained the procedures for public comment and how to email questions to be read and answered. Chairman Selisker also provided an update on the status of the Township and its operations.

**PUBLIC COMMENT**

None was heard.

**CONSENT ITEMS**

The Board meeting minutes of April 28, 2021, was approved by unanimous consent.

**ACCOUNTS PAYABLE**

The accounts payable of May 12, 2021, for \$751,266.65 and, of May 26, 2021, for \$747,803.49, were approved by unanimous consent.

**NEW BUSINESS**

**Consider Preliminary/Final Subdivision and Land Development Plan-EVV Homes, SLD 19-4, Spring Avenue**

Mr. Moore explained the property is located along the north side of Spring Avenue, 500 feet east of its intersection with Old Jordan Road, the proposal is to subdivide the 3.74-acre parcel into three single-family dwelling lots of 1.16 acres (Lot 1), .92 acres (Lot 2), and 1.04 acres (Lot 3). On-lot water supply and sewage disposal serve the site.

The subject property is located in the R-1 – Single-Family District, which permits single-family residential uses on lots having a minimum lot area of 40,000 square feet and a minimum lot width of 150 feet.

Over the past year, the applicant has worked extensively with the neighbors on issues related to this subdivision, including stormwater management and access. In addition to resolving those issues, the Township Planning Commission recommended approval at their meeting on May 11, 2021.

The following was submitted for review:

1. Waiver Letter – March 24, 2021
2. Gilmore Associates – Review letter – April 23, 2021;
3. Pennoni Associates - Review letter – April 14, 2021;
4. McMahan Associates – Review Letter – April 28, 2021;
5. Township Planning Commission Memo – May 12, 2021;
6. Police Department Memo;
7. Municipal Authority Correspondence – August 19, 2021;
8. Bucks County Planning Commission - Review letter – April 5, 2021; and,

9. Copy of the Plan

A motion was made and seconded (Moore-Rose) to approve the EVV Homes Subdivision, SLD 19-4, subject to compliance with the Township Engineer's review letter dated April 23, 2021, the Township Planner's review letter dated April 14, 2021, and the Township Traffic Engineer's review letter dated April 28, 2021. In addition, it is recommended that the requested waivers be granted and 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 sidewalks is required, which totals \$35,413.20 based upon calculation by the Township engineer.
3. A fee-in-lieu of recreation/open space shall be submitted for \$6,026.08 for each new lot per the terms of the land development agreement.
4. The applicant is responsible for obtaining any outside approvals that may be necessary, including, but not limited to DEP and the Conservation District.
5. An easement/maintenance agreement is required for the shared driveway in a form acceptable to the Township Solicitor. The responsibility for road and driveway maintenance should be clearly identified to prospective buyers as well through a disclosure.
6. Approval of the Bucks County Health Department is required for the on-lot sewage and water facilities.
7. All conditions and recommendations incorporated with the motion and minutes are subject to the Township Solicitor's approval letter.

Mr. Moore asked anyone associated with the plan to introduce themselves and if they had anything further to add. Mr. Alan Tovine, attorney for the applicant stated his client is willing to comply with all waivers and conditions that have been presented.

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

**Motion Passed 5-0.**

**Consider Preliminary/Final Subdivision and Land Development Plan – Stoney Ford Ridge Subdivision (Toner Homes), SLD 21-1, Stoney Ford and East Village Roads**

Mr. O'Donnell stated the proposed development is located at 691 Stoney Ford Road and consists of approximately 5.87 acres in the R-3 - Multifamily Residential District. The parcel contains an existing single-family dwelling that has been converted into three apartments that will be subdivided as a separate Lot 1.

The proposed development includes the subdivision of the existing parcel into ten (10) separate lots. Lot 1 will remain as identified above and the other nine (9) lots will each contain a single-family residential dwelling with associated site improvements.

Proposed Lot 1 has access with an existing driveway on Stoney Ford and Buck Roads. Proposed Lots 2, 3, and 4 will have driveways with access on Stoney Ford Road. Proposed Lots 5 through 10 will have driveways that access East Village Road.

There are no major issues for consideration. However, the letter identifies requested waivers by the applicant. This property was the subject of a previous Zoning Hearing Board application for townhouses, which was opposed by the neighbors. As a result, this by-right plan was submitted to construct single-family detached dwellings.

The following was submitted for review:

1. Waiver Request Letter – Fiorvanti Inc. – May 3, 2021
2. Gilmore & Associates, Inc. – Review letter – May 18, 2021;
3. Pennoni Associates - Review letter – May 11, 2021;
4. McMahan Associates – Review letter – May 18, 2021;
5. Township Planning Commission Memo – May 12, 2021;
6. Bucks County Planning Commission Review Letter – May 6, 2021;
7. Police Department Memo – March 16, 201;
8. Municipal Authority Correspondence – March 16, 2021; and,
9. Copy of the Plan

A motion was made and seconded (O'Donnell-Silver) to approve the Stoney Ford Ridge Subdivision, Preliminary/Final Plan of Subdivision and Land Development, SLD 21-1, subject to compliance with the Gilmore Associates review letter dated May 18, 2021, the Pennoni Associates review letter dated May 11, 2021, and the McMahan Associates review letter dated May 18, 2021. 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 sidewalks is required, which totals \$4,896.64 based upon calculation by the Township engineer.
3. A fee-in-lieu of tree replacement shall be required for \$22,575 based on a calculation by the Township Engineer under the applicant's proposed tree replacement plan. If the tree replacement plan is amended, the required fee shall be adjusted accordingly.
4. A fee-in-lieu of recreation/open space shall be submitted for \$6,393.07 for each new lot per the terms of the land development agreement. This shall not apply to the lot with the existing dwelling.

5. 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 the submission of any documents that may be required as part of the sewage facilities planning process.
6. All conditions and recommendations incorporated with the motion and minutes are subject to the Township Solicitor's approval letter.

Mr. O'Donnell asked anyone associated with the plan to introduce themselves and if they had anything further to add. Mr. Ed Murphy, the attorney for the applicant, and Mr. Vincent Fioravanti, Engineer for the project provided a brief overview of the project and stated Mr. Bob Toner the applicant agrees with the recommendations as outlined is willing to comply with all waivers and conditions that have been presented.

Chairman Selisker called for Board comment.

Mrs. Silver questioned if the shared driveway has been looked at as the best solution for this property. Mr. Murphy stated all consultants discussed and agreed on the shared driveways.

Mr. Moore questioned lot 1 and if the existing dwellings were to remain. Mr. Toner, the applicant stated existing dwellings will remain as is.

Mr. Moore stated he believes the tree replacement program fee for this project of \$22,575 is excessive and would like to see the fee lowered. Mr. O'Donnell stated this calculation was provided by the Engineer and is straight from the fee schedule. Mrs. Silver agreed with Mr. O'Donnell and noted the fee schedule could be looked at in the future but the fee shouldn't be changed at this point.

Chairman Selisker asked Mr. O'Donnell if he would like to amend his motion to reduce the fee for the tree replacement program on this project. Mr. O'Donnell stated he does not agree to modify his motion. Original motion stands.

Chairman Selisker called for public comment. None was heard.

**Motion Passed 5-0.**

**Consider Bids for Sidewalk and ADA Improvements Along Second Street Pike (SR0232) and Newtown Richboro Road (SR0332)**

Mrs. Silver announced the bids were opened on February 16 for the Richboro Sidewalk Improvement Project. The work consists of installing and/or replacing certain sections of sidewalk along Second Street Pike between Almshouse Road and the former WAWA store, and installation of conduit in the areas of construction to accommodate future decorative street lights.

The Township received 3 bids for the project as follows:

	<u>Base Bid</u>	<u>Option</u>	<u>Alternate</u>
G & B Construction, Inc., Willow Grove, PA	\$484,815.00	\$150,384.50	\$635,199.50
T. Schiefer Contractors, Inc., Doylestown, PA	\$650,284.00	\$182,904.00	\$833,188.00
DePaul and Company, King of Prussia, PA	\$751,792.24	\$249,729.00	\$1,001,521.24

The Option Bid price includes work on four properties on the east side of Second Street Pike between the Sunoco Station and Addisville Reformed Church. These properties are the most expensive sections due to steeper grades and the need to construct small retaining walls. Necessary easements were previously secured from all affected property owners.

The Township received a \$500,000 state grant for this project. Engineering design costs satisfied the Township's matching requirement and a combination of grant funds, fees paid by developers in-lieu of constructing sidewalks, and an appropriation from the Capital Projects Fund will be used for construction costs.

A motion was made and seconded (Silver-Rose) to award a contract to G&B Construction, Inc., Willow Grove, PA at a total estimated project cost of \$635,199.50, based on unit pricing, for construction of sidewalks along portions of Second Street Pike and Newtown-Richboro Road, and to authorize the Township Manager to execute all required contract documents for the project.

Chairman Selisker called for Board comment.

Mr. O'Donnell stated he is against individual bricks along the sides of the sidewalk. Mrs. Silver stated maybe an option of stamped bricks could be looked into. Mr. Pellegrino noted he will look into this option and discuss it with the contractor. Mr. O'Donnell stated under the condition that Mr. Pellegrino will look into the stamped brick option he would vote yes on this bid.

Chairman Selisker called for public comment. None was heard.

**Motion Passed 5-0.**

**Consider Authorization to Advertise Amendments to the Zoning and Land Development Ordinances**

Mr. Moore noted the Board was provided a copy of the draft comprehensive amendment to the Zoning and Subdivision and Land Development Ordinances relating to the following: detached garages, unenclosed porticos, sheds, residential recreational surfaces, removal of topsoil, visibility at intersections, storage of junk vehicles, keeping of livestock, impervious surface and stormwater management, administrative procedures/permits, amendments and penalties, signs, and lighting

A detailed memo on each item was also provided outlining the existing and proposed changes.

Mr. Moore noted upon authorization for advertisement, this ordinance will be forwarded to the Township and County Planning Commissions as required by the Municipalities Planning Code.

A motion was made and seconded (Moore-O'Donnell) to authorize a public hearing on Wednesday, August 25, 2021, at 7:30 PM for the consideration of an ordinance amending the Northampton Township Zoning Ordinance, specifically Chapter 27, and the Subdivision and Land Development Ordinance, Chapter 22, for the purpose of amending sections related to detached garages, unenclosed porticos, sheds, residential recreational surfaces, removal of topsoil, visibility at intersections, storage of junk vehicles, keeping of livestock, impervious surface, and stormwater management, administrative procedures/permits, amendments and penalties, signs, and lighting

Chairman Selisker called for Board comment.

Mr. O'Donnell stated having the Administration go through and update the Ordinance periodically benefits the residents with having up-to-date relevant ordinances. Dr. Rose was glad to see the Junk Vehicles Ordinance change from 3 months to 1 month. Mrs. Silver appreciates the livestock ordinance is more concise.

Chairman Selisker called for public comment. None was heard.

**Motion passed 5-0.**

**Consider Resolution Authorizing a Greenways, Trails and Recreation Program (GTRP) Grant Application to the Commonwealth Financing Authority for a Crosswalk on Newtown-Richboro Road and Tyler Park and Civic Center Trail Connections**

Dr. Rose explained The Pennsylvania Department of Community & Economic Development (DCED) through its Greenways, Trails, and Recreation Program (GTRP) has a grant program that funds the renovation and development of linear public facilities that include trails and related support facilities.

In 2019, the Township contracted with the Bucks County Planning Commission to prepare a Master Trail & Bicycle Plan that outlines a vision for improving the quality of life in the Township through the development of a comprehensive township-wide trail and bicycle facilities network. As part of the implementation of this network, the Township is proposing connections from Fir Drive to the Northampton Township Civic Center through Tyler Park.

The first component of the project would provide a crosswalk on Newtown-Richboro Road (Rt 332) at the intersection with Fir Drive. From there, pedestrian access would parallel Rt. 332 to

the No. 1 Lane Trail in Tyler Park. A second component of the project would construct a trail to connect the same No. 1 Lane Trail in Tyler Park to an existing trail in Civic Center.

The estimated cost of the project is \$298,000. The Township will request the maximum grant amount of \$250,000. If the grant is awarded, the balance of \$48,000 will be available from the Capital Reserve Fund. The Township's contribution exceeds the 15% matching requirement.

Dr. Rose noted the grant application requires a resolution from the municipal governing body authorizing submission and designating an official to execute the application and other documents related to any grant award.

A motion was made and seconded (Rose-O'Donnell) to adopt Resolution #2021-R-15 authorizing the Township Administration to submit an application to the Pennsylvania Department of Community & Economic Development through its Greenways, Trails, and Recreation Program for a grant to fund the construction of a pedestrian crosswalk at Newtown-Richboro Road and Fir Drive and the construction of a trail connecting Civic Center to Tyler State Park and to authorize the Township Manager to execute all contract documents required for this project.

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

**Motion Passed 5-0.**

**Consider New Police Collective Bargaining Agreement Terms**

Mrs. Silver stated after months of negotiations, the Administration has reached a tentative settlement on a new collective bargaining agreement with the Northampton Township Police Benevolent Association. As part of the process to finalize the Agreement, the Board of Supervisors must ratify the terms and conditions of the settlement proposal.

A memorandum was provided detailing the proposed changes to the existing contract that will be incorporated into a consolidated agreement for execution by both parties. The proposed contract is for a five (5) year term and with annual wage increases of 3% to 3.5%, changes in on-call pay for patrol officers and detectives, a cost-of-living increase in the annual clothing allowance, a .25% increase in the Township contribution to a Section 457 Deferred Compensation Plan, and one additional year of post-retirement healthcare.

The Township was successful in negotiating a new wage scale for Officers hired after January 1, 2021, and a modified post-retirement healthcare plan for officers over the age of 65. Both of these items are cost-saving to the Township. There are no proposed changes to the current high-deductible healthcare plan, the work schedule, vacation, sick leave, or the pension plan.

The annual average cost increase for the proposed contract is between \$260,000 and \$300,000, depending on the number of retirements during the contract term.

A motion was made and seconded (Silver-Rose) to ratify the terms and conditions of the new Collective Bargaining Agreement between Northampton Township and the Northampton

Township Police Benevolent Association as outlined in the Memorandum of Agreement dated April 1, 2021.

Chairman Selisker called for Board comment.

Mrs. Silver and Dr. Rose both thanked Mr. Pellegrino for negotiating a fair contract.

Mr. Pellegrino thanked the PBA team for their professionalism and felt this was the best contract negotiation yet.

**Motion passed 5-0.**

**REPORTS**

Dr. Rose made the following announcements:

- The Senior Center reopened to the public on May 11<sup>th</sup>, with safety protocols in place. New activities are available as well as some of the older ones that have been offered.
- Great job by the Parks and Recreation Department on the Bike Rodeo that was held in conjunction with the Police Department.
- The Community yard sale had over 80 homes participate this year.
- The Miracle League has raised enough money to start construction in the late fall. Fundraising is still occurring and for more information contact Nancy Opalka, at the Parks and Recreation Department.
- The Swim Club will be opening on May 31<sup>st</sup> and is open to everyone for a \$5 fee.
- The Parks and Recreation Departments are providing virtual and in-person classes, and programs. Go to [northamptonpa.myrec.com](http://northamptonpa.myrec.com) for current information on the various classes, activities, and programs being offered. The new brochure is now available.
- Friendly reminder to make sure to pick up after your dog when taking walks.

Mr. O'Donnell made the following announcements:

- The Municipal Authority will open to the public on June 1<sup>st</sup>.
- July 1, 2021, will resume collections on delinquent accounts and resume shut off's. The Authority is willing to work with customers just call the office to work out a plan.
- The Veterans Advisory Commission will hold the Annual Memorial Day on May 31, starting at 9:00 at Dembowski Park. This will be an in-person event. Major General Tom Matthews will be speaking.

Mr. Moore made the following announcements:

- The Planning Commission and Zoning Hearing Board have been meeting on several projects.
- July 7<sup>th</sup> the Board of Supervisors will hold a special meeting to hear the Land Development Plan for Wawa.

- Activity is happening at Spring Mill and on East Holland at the Waverly Sub-Division, homes are selling out quickly.

Mrs. Silver made the following announcements:

- The Library has recently sent out its annual letter seeking donations.
- The Library was very creative during the Pandemic and managed to create and hold many programs.
- There are 3 vacancies on the Library Board. If you wish to volunteer send your application to the Township Administration
- Very excited for Memorial Day, the first in-person event in over a year. Wear a mask if you feel uncomfortable.
- A big thank you to Paul Dukes and his team for their efforts in installing the new front walkway at the Administration Building.
- Northampton's 300th anniversary is next year, the Township is holding a slogan contest, check the website for further details.
- SWBSWC wants you to know that your voices are heard on missed trash, yard waste, and recycling collection. The Administration is in contact with the Trash Hauler to try and rectify the issue.

Chairman Selisker made the following announcements:

- Due to the extremely dry brush and mulch, be careful when disposing of cigarettes
- Echoing Eileen and Frank's comments very excited about the Memorial Day event. Wear a mask if you feel uncomfortable. We are well on our way to 70% vaccinated.

### **Solicitor's Report**

Mr. Pizzo announced the Board has met in an executive session immediately before tonight's meeting for approximately 50 minutes. The members of the Board, Mr. Pellegrino, Mr. Wert, the Township Engineer, and Mr. Pizzo himself were in attendance. Several matters of pending litigation and one matter of potential litigation. No official action was taken during the executive session and no action was required at tonight's meeting as a result of the executive session.

Chairman Selisker announced the Administration Building is undergoing some changes that you will notice when the building opens to the public. These changes are taking place to ensure the safety of our residents and our employees.

### **PUBLIC COMMENT**

Chairman Selisker called for public comment.

Joe Johnson, 41 Grant Drive, questioned if the Trail Grant is coming out of the Capital Reserve Fund and what is the balance in the Capital Reserve Fund? Mr. Johnson proceeded to give a

timeline on the Rails to Trails project. Mr. Johnson would like to see a Citizens Advisory Committee formed to ensure follow through on various items. He also stated notices were never sent to adjacent homeowners and raised several concerns on the width and location of bike lanes.

The meeting was adjourned at 8:39 p.m.

Respectfully Submitted,

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Frank O'Donnell, Secretary