

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

Present were:

Adam M. Selisker  
Barry Moore  
Paula Gasper  
Dr. Kimberly Rose  
Frank O'Donnell  
Robert M. Pellegrino  
William Wert  
Joseph Pizzo  
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  
Paula Gasper  
Dr. Kimberly Rose

Members of the Board absent were:

Robert M. Salzer

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**

Public comment has been shut down via E-mail and all public comments will be taken in person during the public comment portions of the agenda.

The Administration has brought forward an item that needs to be added to the agenda tonight. It is the Sabalaska Land Development, Planning Module and will be added under item H of the agenda. A vote must be taken for the item to be added to the agenda.

A motion was made and seconded (Moore-Gasper) to add the Sabalaska Land Development, Planning Module to the agenda of February 23, 2022.

Chairman Selisker called for a vote.

**Motion Passed 4-0.**

**PUBLIC COMMENT**

There was none.

**CONSENT ITEMS**

**MINUTES**

The Board meeting minutes of January 26, 2022, was approved by unanimous consent.

**ACCOUNTS PAYABLE**

The accounts payable of February 9, 2022, for \$793,480.44 and, for February 23, 2022, for \$1,046,167.84 were approved by unanimous consent.

**NEW BUSINESS**

**Consider a Preliminary/Final Plan of Land Development, 1044 Pulinski, LLC, SLD 21-5**

Mr. Moore stated along the western side of Pulinski Road, 100 feet south of its intersection with Louise and Humphreys Drives, the proposal is to construct a 13,676 square foot addition to an existing 29,901 square foot warehouse building. Public water and sewer serve the site.

The subject property is in the I-1 – Planned Industrial/Office District, which permits warehouses on a minimum lot size of 2 acres and a minimum lot width of 200 feet. The list of requested waivers is identified in the correspondence. In addition, the following variances were granted by the Zoning Hearing Board on June 9, 2021:

1. To permit building coverage of 35.73 percent instead of the allowable 30 percent;
2. To permit an impervious surface ratio of 75.52 percent instead of the allowable 70 percent; and,
3. To permit a front yard setback of 30 feet instead of the required 100 feet.

At their February 8, 2022 meeting, the Township Planning Commission recommended approval of the plan. In addition, outstanding items in the Pennoni review letter have been addressed.

The following correspondence was provided for the Board's review,

1. Dumack Engineering – Waiver Request Letter - February 7, 2022;
2. Gilmore Associates – Review letter – January 20, 2022;
3. Pennoni Associates - Review letter – January 20, 2022;
4. McMahon Associates – Review Letter – January 21, 2022;
5. Township Planning Commission Memo – February 9, 2022;
6. Bucks County Planning Commission - Review letter – September 3, 2021; and,
7. Copy of the Plan

Mr. Moore deferred to the applicant's attorney for introductions and to offer any additional comments on the project.

Mr. Doug Maloney, Esq., of Begley, Carlin, and Mandio, Attorney for the applicant introduced the following: John Richardson, P.E., Dumack Engineering, Engineer for the project, and John Folz, owner/applicant for the project.

Mr. Maloney stated Mr. Moore had covered all of the pertinent information to this application and would gladly answer any questions the Board may have.

A motion was made and seconded (Moore-Rose ) for approval of the 1044 Pulinski, LLC Land Development, SLD 21-5, subject to compliance with the Township Engineer's review letter dated January 20, 2022, the Township Planner's review letter dated January 20, 2022, and the Township Traffic Engineer's review letter dated January 21, 2022. It is also recommended that the requested waivers be granted. In addition, approval is subject to the following:

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 for \$27,350 is required.
3. A Park and Recreation Impact Fee of \$23,333.07 is required.
4. The applicant shall contribute \$15,000 to future traffic signal upgrades at Jacksonville Road and Pulinski Road.
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.
6. 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 and public comment. There was none.

**Motion Passed 4-0.**

**Consider Resolution Authorizing Application for a DCED Grant to Construct Improvements at Newtown Richboro Road, St. Leonards Road, and Fire Drive**

Mr. Moore outlined the DCED Grant Opportunity. The PA Race Horse Development and Gaming Act (Act 2004-71) provides for the distribution of gaming revenues through the Commonwealth Financing Authority (CFA) to support projects that improve the quality of life of citizens in the community.

The PA Department of Community and Economic Development (DCED) just announced a grant program called LSA-Statewide that provides 100% funding from Act revenues for eligible projects that meet the grant guideline requirements. Project costs must be more than \$25,000 but not exceed \$1 Million. The projects must be owned and maintained by the applicant.

The Administration recommends the Township file an application with the LSA-Statewide Grant Program to fund the design and construction of a new traffic signal at Newtown-Richboro Road and St. Leonard Road, a pedestrian crossing at Newtown-Richboro Road and Fir Drive, and a trail extension from St. Leonard's Road westbound approximately 1,000 feet to an existing trail.

The estimated cost for the design and construction of these improvements is \$1,095,000. The Township application will request \$995,950 and the Township would provide the additional \$100,000 as a non-required match since the estimated cost exceeds the maximum grant amount.

The Engineer's Conceptual Opinion of Cost and plans showing the proposed improvements were provided. The trail extension proposed for funding with this grant program is shown in yellow on the plan. The Township recently received a grant to construct the trail section shown in blue. The proposed pedestrian crossing at Fir Drive and Newtown-Richboro Road includes a flashing warning signal.

As with most grant programs, a resolution from the governing body of the municipality is required to authorize the grant application to be filed and designate, in this instance, two individuals to execute the grant agreement and any other required documents.

A motion was made and seconded (Moore-Gasper) to adopt Resolution R-22-7 authorizing the Township Administration to file a grant application with the PA Department of Community and Economic Development for design and installation of a traffic signal at Newtown-Richboro Road and St. Leonard's Road, design and installation of a pedestrian crossing at Newtown-Richboro Road and Fir Drive, and a trail extension from Newtown-Richboro Road and St. Leonard's Road westbound for approximately 1,000 feet to connect with an existing trail, and to authorize the Township Manager and Assistant Township Manager to execute all documents required by the LSA-Statewide Grant Program.

Chairman Selisker called for Board comment and public comment. There was none.

**Motion Passed 4-0.**

**Consider Bids for New Road Trail**

Dr. Rose stated bids were opened on February 10 to construct a 1,700-foot trail extension from a Township-owned property on New Road (adjacent to Maureen Welsh Elementary School) to an existing trail in Municipal Park. The proposed trail will provide safe access to the Park for residents in the Hampton Hills, Eagle Valley, Northampton Hunt, Windmill Village, Willow Greene, and Orchard Hills developments.

The Township received 11 bids for the project ranging from a low bid of \$237,494.19 to a high bid of \$576,869.60. The low bid was submitted by CMR Construction, Bethlehem, PA. The Township previously received a \$238,000 grant from the PA Department of Community & Economic Development toward the project cost. The 15% Township matching requirement will be satisfied through previously incurred engineering design costs.

The Township Engineer confirmed that CMR Construction is qualified to complete the work and has constructed trails on prior projects. The Engineer's recommendation letter, a bid tabulation summary, and easement plan showing the location of the proposed trail were provided for reference.

A motion was made and seconded (Rose-Moore) to award a contract to CMR Construction, Bethlehem, PA in the bid amount of \$237,494.19, based on unit pricing, to construct a trail extension from a Township-owned property on New Road to an existing trail in Municipal Park, and to authorize the Township Manager to execute all contract documents required for this project.

Chairman Selisker called for Board comment.

The Board agreed, this trail extension is needed and will be an enhancement for people accessing the Park. The Board thanked Amanda Fuller, the Township Engineer for preparing and implementing the bid for this project.

Chairman Selisker called for public comment. There was none.

**Motion Passed 4-0.**

**Consider Resolution Declaring and Rescinding Snow Emergency Declaration**

Mrs. Gasper noted a resolution declaring a limited state of emergency on January 28, 2022, at 1800 hours (6:00 pm) was implemented due to a snow emergency. This same resolution declares the limited state of emergency is no longer in effect as of 23:15 hours (11:15 pm) on January 29, 2022.

A motion was made and seconded (Gasper-Moore) move to approve Resolution #R-22-8 declaring a limited state of emergency effective 1800 hours, January 28, 2022, and ending on January 29, 2022, at 23:15 hours.

Chairman Selisker called for Board and public comment. There was none.

**Motion Passed 4-0.**

**Consider Department of Environmental Protection Resolution for Plan Revision for New Land Development – Sabalaska – 83 Buck Road**

Mr. Moore explained Dr. Sabalaska received land development approval in August of 2021 to construct a 1,252 square foot addition to an existing building for a proposed medical office located at 83 Buck Road (the site of the former PNC Bank).

Dr. Sabalaska is now submitting a planning module to DEP for sewage planning approval. As part of that process, a resolution must be passed by the Board of Supervisors.

A motion was made and seconded (Moore-Gasper) that the DEP resolution R-22-1B for Plan Revision for New Land Development be approved for the Sabalaska Land Development located at 83 Buck Road.

Chairman Selisker called for Board and public comment. There was none.

**Motion Passed 4-0.**

**REPORTS**

Dr. Rose made the following announcements:

- On February 1<sup>st</sup> the Senior Center will be expanding its hours. Monday, Wednesday, and Friday hours will be 9:00 am until 3:30 pm. Tuesday and Thursday hours will be 9:00 am until 8:00 pm.
- Many exciting events are planned for the Senior Center for 2022 check their website at [nhsc@nhtwp.org](mailto:nhsc@nhtwp.org) or call 215-357-8799 for more information.
- The Parks and Recreation Department is gravitating towards normal operations. The new brochure will be in mailboxes in March. Look through it and see all the programs that are being offered.

- Registration is now open for Summer camps for the 2022 year. See the Parks and Recreation website or call the recreation center for more information.
- Summer jobs are available and Parks and Recreation are looking for Camp Counselors, Life Guards, and, Parks and Recreation Maintenance. Go to northamptonrec.com for an application.
- Registration is now open for the Youth Sports Programs. See the Parks and Recreation website for league information and registration.
- Improvements to the Miracle League Playground will start in the next week with the opening of the playground expected in June.

Paula Gasper made the following announcements:

- The Veterans Advisory Commission held its reorganization meeting on January 18<sup>th</sup>.
- Preliminary planning is starting for Memorial Day, Flag Day, Veterans Day, and 300<sup>th</sup> Anniversary events.
- The 300<sup>th</sup> committee is moving ahead with programs and activities and has launched a 300<sup>th</sup> Anniversary Facebook and Instagram. Sign up to keep up with all of the exciting events.
- The Veterans Advisory Commission in conjunction with the 300<sup>th</sup> Anniversary Committee will be creating a Nike Air Base History Storyboard that will be displayed, along with a video that will be shown at the different planned events.

Chairman Selisker on behalf of Robert J. Salzer made the following announcements:

- The Northampton Bucks County Sewer Authority is moving forward with its rehabilitation of infrastructure. This project is estimated to cost 3.8 million dollars. Approximately 16,000 linear feet of new pipe will be installed, along with 75 manholes. There will be no rate increase due to these improvements.
- Announcement coming soon for the dedication of the Archives Room at the Library.
- Elm Avenue is on the schedule to be paved this year.

Mr. Moore made the following announcements:

- There is a lot of Land Development Activity happening throughout the Township. Spring Mill Townhomes, Waverly Sub-Division, and Stoneyford Subdivision to name a few.
- The Giant Supermarket is scheduled to open in June.
- Stoneyford Road will be closing while installations and improvements are being made for the Stoneyford Subdivision.
- A Dunkin Donuts will be built at 960 2<sup>nd</sup> Street Pike. The three houses in that location will be demolished.

- Bucks County Roses Site will have 13 houses built on 1 acre lots.
- Three lots will be built on Bristol Road.

Chairman Selisker made the following announcements:

- The construction of the new fire stations will start in early March. The Holland Station will have construction start first and then Station 3 on Newtown-Richboro Road. The construction of these two projects will take approximately 18-20 months.
- This is Engineers week, a big thank you to our Township Engineers Amanda and Jacob for all they do.

#### **MANAGER'S REPORT**

No report.

#### **ASSISTANT MANAGER'S REPORT**

- The Township Newsletter will be mailed the 1 week of March.
- Sign up to receive news alerts to keep up to date on all the happenings and meetings in the Township

#### **SOLICITOR'S REPORT**

A virtual executive session was held on February 9, 2022, the members of the Board, Mr. Pellegrino, Mr. Wert, the Township Engineer, and Mr. Pizzo himself were in attendance. a matter of pending litigation and a matter of potential litigation was discussed. No action was taken during the executive session and no official action was taken tonight as a result of the executive session.

#### **ENGINEER'S REPORT**

- Road closure to take place on Stoneyford Road. This is necessary for water, sewer, and stormwater upgrades that are taking place.
- The New Road Trail project is being coordinated with the School District.

#### **PUBLIC COMMENT**

Chairman Selisker called for public comment. There was none.

The meeting was adjourned at 7:37 p.m.

Respectfully Submitted,

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Paula Gasper, Secretary