

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  
Jacob Riggs  
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 7:00 pm. Members of the Board present were:

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

Others present were:

Robert M. Pellegrino, Township Manager  
William Wert, Assistant Manager  
Jacob Riggs, Township Engineer  
Joseph Pizzo, Township Solicitor

#### **PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE**

Chairman Selisker led the Pledge of Allegiance and held a moment of silence in support of the military, and emergency service personnel.

#### **SPECIAL PRESENTATIONS**

##### **Northampton League Baseball State Champions**

Chairman Selisker called forward Team Coaches, Jim Diguissepe, Manager, Tom Kley, and Keith Melhuish, and players of the Northampton Bombers Baseball Team. All Coaches and players received a proclamation declaring the 28<sup>th</sup> of August, 2024 as Northampton Bombers Team Day in Northampton Township for winning the State Championship for 2024.

**PUBLIC COMMENT**

Joe Johnson, a resident, as a housekeeping item questioned why Resolution R-24-8 was not attached to the official minutes.

**CONSENT ITEMS**

**BOARD MINUTES**

The Board meeting minutes of July 24, 2024, were presented by Mrs. Gasper.

**ACCOUNTS PAYABLE**

The accounts payable for August 14, for \$1,644,036.53, and for August 28, 2024, for \$554,764.93 were presented by Dr. Rose.

A motion was proposed by (Salzer-Gasper) for the approval of the consent items. All of which received unanimous approval.

**Deed Transfer for Fire Station #73 Property**

Chairman Selisker explained the Northampton Township Volunteer Fire Company has offered to transfer the deed for Station 73 to the Township for \$1 now that the Township has constructed a new Fire Station on the property. A draft of the proposed Deed was provided. The Township currently owns the properties at Stations 3 and 83. The Volunteer Fire Company has owned the property since 1965 and built the original fire station at that location.

A motion was made and seconded by (Salzer-Gasper) to accept the deed from the Northampton Township Volunteer Fire Company to Northampton Township for 451 East Holland Road, Holland, PA, Tax Map parcel 31-035-056, which is the current location of Northampton Township Fire Department Station #73, and authorize the Township Manager to accept the deed on behalf of the Township.

**Motion Passed 5-0.**

**NEW BUSINESS**

**Consider Resolution Opposing HB 1976 and HB 2025**

Mr. Salzer explained Two House Bills were recently introduced in the PA Legislature that would force local municipalities across the Commonwealth to amend their zoning regulations and require multi-family residential units to be permitted “by right” in all commercially zoned areas and on any undeveloped single-family zoned lot in residentially zoned areas.

Historically, land use regulation and control in Pennsylvania has been within the sole purview of local elected officials, who decide how to best design their zoning ordinances based on the uniqueness of each municipality and the desire of its residents as outlined in Comprehensive Plans.

The legislation proposed in House Bill 1976 and House Bill 2045 will supersede the authority of local elected officials and force municipalities to accept housing types in commercial and residentially zoned areas that will create a haphazard and unplanned mix of uses, changing the planned character of specific zoning districts, potentially reducing property values, and additionally burdening local infrastructure.

As an example, HB 1976 will require municipalities to allow multi-family housing (three or more units) on any commercially zoned property, whether in an existing building or on undeveloped land. In addition, municipalities may not require more than one parking space per unit. HB 2045 will require municipalities to allow two-, three-, and four-unit residential buildings on any undeveloped, residentially zoned lot, even if that lot is located in a single-family unit development or single-family zoned area.

These Bills are an atrocious attempt at State government overreach into local government affairs and should be rejected outright by our representatives in Harrisburg.

The Administration strongly recommends the Board consider joining with the PA Municipal League, The Pennsylvania Station Association of Township Supervisors, and the Bucks County Association of Township Officials in opposing HB 1976 and HB 2045 by adopting the following Resolution as it was read into the record by Mr. Salzer:

#### **RESOLUTION R-24-10**

##### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTHAMPTON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA OPPOSING PROPOSED STATE LEGISLATION TO MANDATE NEW REQUIREMENTS FOR MULTI-FAMILY HOUSING IN LOCAL ZONING LAWS**

**WHEREAS**, elected Township Supervisors directly represent their municipalities at the most local level and frequently interact with residents and neighbors in their communities; and

**WHEREAS**, land use planning and local zoning matters have historically been within the sole purview of local elected officials in Pennsylvania who understand the unique needs of their communities; and

**WHEREAS**, HB 1976 and HB 2045 propose a “one-size-fits-all” approach to local zoning requirements and do not consider the unique needs of each municipality; and

**WHEREAS**, local elected officials must consider factors such as infrastructure capacity, emergency service availability, open space needs, land preservation and cultural amenities when designing and adopting its land development and zoning regulations; and

**WHEREAS**, Statewide and arbitrary zoning mandates overlook these critical factors and impose a uniform solution that may not be suitable for all communities; and

**WHEREAS**, The Bucks County Association of Township Officials (BCATO) opposes statewide zoning mandates on local zoning regulations because they do not account for the specific needs and conditions of individual communities; and

**WHEREAS**, BCATO opposes HB1976 and HB2045 because these proposed bills fail to ensure affordable housing and merely promote haphazard development contrary to the planned and organized local zoning regulations already in existence; and

**WHEREAS**, BCATO and the Pennsylvania State Association of Township Supervisors (PSATS), recommend focusing on addressing blight, rehabilitating existing housing, managing construction costs related to stormwater management, Uniform Construction Code regulations, and providing additional funding for municipalities to conduct housing studies and plan for long-term housing needs;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Northampton Township hereby opposes HB1976 and HB 2045 and supports local control of planning and zoning regulations to better serve the unique needs of the Northampton community.

**RESOLVED** this 28<sup>th</sup> Day of August 2024

A motion was made and seconded (Salzer-Rose) to adopt Resolution R-24-10 opposing House Bills 1976 and 2045 that would undermine local control of land use regulations and implement a state-mandated “one-size-fits-all” approach to local zoning requirements.

Chairman Selisker called for Board comment.

Discussion ensued and the Board was in unanimous agreement to oppose both of these bills. Voicing their displeasure with the State wanting to mandate local zoning requirements.

Chairman Selisker called for public comment. None was heard.

**Motion Passed 5-0.**

**Consider Resolution to Eliminate Fire Inspection Fees**

Mrs. Gasper noted the Township charges local businesses an annual fee for its Fire Safety Inspection Program, which is designed to ensure compliance with the International Fire Code Requirements for public places. The fees are included in the Township Fee Schedule and increase based on the size of the building. The Township currently collects approximately \$30,000 in fees each year.

The most important purpose of the Fire Safety Inspection Program is to protect life and property from the ravages of fire, and the Administration recommends that the Board eliminate the Fire Safety Inspection Program Fees to further encourage compliance by local businesses.

Our businesses greatly contribute to the local tax base and many generously sponsor local programs and services, including programs initiated by our Parks and Recreation Department. Eliminating these fees

will also reduce the time and expense of invoicing, mailing, and following up for collection and processing of payments.

A motion was made and seconded by (Gasper-Rose) to adopt Resolution R-24-11 amending the Township Fee Schedule to eliminate Fire Safety Inspection and Re-Inspection Fees effective January 1, 2025, and coinciding with the start of the Program inspection period.

Chairman Selisker called for Board comment.

Discussion ensued with the Board agreeing this is good for the businesses and it is good to give back to the businesses who support our programs.

Chairman Selisker called for public comment. None was heard.

**Motion Passed 5-0.**

**Consider Bids for the Purchase of De-Icing Salt**

Dr. Rose stated on behalf of the Bucks County Consortium, Doylestown Borough advertised bids for rock salt in The Intelligencer on July 28, 2024, and August 6, 2024.

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

The Administration recommends a contract be awarded to Morton Salt Inc, Chicago IL, at their bid price of \$60.95 per ton delivered, \$60.00 per ton undelivered. Our last contract was for \$66.00 per ton with Silvi Concrete dba Riverside Construction Materials and we used approximately 4,000 tons this past winter season.

A motion was made and seconded (Rose-Salzer) to award a contract for rock salt to Morton Salt Inc., Chicago IL, at the bid price of \$60.95 per ton delivered to the Northampton Township Salt Shed, 150 Louise Drive, Ivyland PA 18974, and an undelivered price per ton of \$60.00.

**Motion Passed 5-0.**

**Consider an Update to the Investment Policy Statement for Employee Pension Plans**

Mr. Moore noted the Township Investment Policy Statement (IPS) is the guiding document used by our Investment Consultants for allocating Pension Plan assets to various investment classes. Most importantly, the IPS identifies the level of tolerable risk the Township is willing to take when investing its pension plan funds. It also establishes the responsibilities of our Investment Consultant and the Pension Plan Advisory Committee and outlines general investment principles, guidelines for portfolio holdings, control procedures, and the process for selecting and terminating Investment Fund Managers.

The most recent IPS was adopted by the Board in 2010, and the Pension Plan Advisory Committees have recently worked with our Investment Consultant to prepare an update to the policy. The proposed IPS broadens the minimum and maximum allowable ranges for each asset class, providing our Investment Consultant with additional flexibility to diversify the portfolio based on market conditions. Similar to the current IPS, the goal of the proposed changes is to maximize investment returns while minimizing investment risks.

Both Pension Plan Advisory committees reviewed the draft IPS at their August 13 meeting and unanimously recommended the Board adopt the updated Policy Statement.

A motion was made and seconded (Moore-Rose) to adopt the proposed update to the Township's Investment Policy Statement dated August 2024 as recommended by the Pension Plan Advisory Committees as the guide for the investment of Township Pension Plan funds.

Chairman Selisker called for Board and Public Comment. None was heard.

**Motion Passed 5-0.**

**Report on 2024 Minimum Municipal Obligation for Police and Non-Uniformed Employee Pension Plans**

Mr. Moore explained the Administration is required by law to submit a report to the Board of Supervisors on the Minimum Municipal Obligation (MMO) for each of the employee pension plans by September 30 each year for the following fiscal year. The MMO represents the funding level required by the Township to maintain the actuarial soundness of each plan.

The Township Actuary calculated the required contribution amounts for the 2025 plan year and these amounts must be budgeted as expenditures in the 2025 budget. The MMO's for each plan in 2025 are as follows:

Police Pension Plan	\$1,009,344
Non-Uniformed Employees Plan	683,397
Money Purchase Pension Plan	<u>320,232</u>
	\$2,012,973

The total MMO for 2025 is a decrease of \$46,128 from the previous year.

The Township expects to receive approximately \$984,000 in Municipal Pension System State Aid that will reduce the required local contribution. The balance of \$1,028,973 will be budgeted in the General Fund.

Mr. Moore noted a vote to approve the MMO's is **NOT** required but this information must be included in the meeting minutes for auditing purposes.

## **REPORTS**

Dr. Rose made the following announcements:

- Residents should have received the Parks and Recreation Fall brochure, with a brand-new look! This issue is jam-packed with trips, activities, and classes for all ages. Trips and activities are filling fast, so be sure to look at it and go online or call the Recreation Department to register!
- The Recreation Center is transforming from Summer Camp to Back to School. Teachers are excited to welcome their new students back to school on Monday, September 9th! Preschoolers will be able to meet their teachers next Friday, September 6th
- Register now for Fall Classes, Trips, and Workshops! Classes begin the week of September 9! Our September workshops and trips are almost full. Mark your calendars for our September events:
  - Saturday, September 21 – Wicked the Musical on Broadway (almost full!)
  - September 22 – 25: Various one night Art Workshops
  - Friday, September 27 – Northampton Township Fall Festival from 5:30 – 9:30 PM Gather with family, friends, and neighbors to enjoy a Festive Fall evening with live music, vendors, food trucks, crafters, pony rides and so much more! Watch email, social media, and the Parks and Recreation website for full details.
- The Parks and Recreation Department is looking forward to our first Fall season with the Northampton Senior Center under its umbrella! We are all looking forward to coming together and offering even more quality programming at the center!
- For more information about our Programs and Events contact the administration building, or the Parks and Recreation website at [www.northamptonrec.com](http://www.northamptonrec.com).
- With summer coming to an end, the seniors are wrapping up a very successful bocce league with over 100 seniors participating. There's plenty of excitement building with the anticipation of the center's fall programs to include a new Billiards league, Table Shuffleboard and Darts league. Meditation and Tap Dance classes are starting back up again in September. A new Beginners Drawing class, a second Zumba Gold class and three different levels of Spanish language class begin in September as well.
- For details on all the classes and programs available at the senior center, please feel free to stop by the center to pick up a schedule or check the center's website at [northamptonsc.com](http://northamptonsc.com).
- If you are an artisan or craftsperson, why not think about participating in the center's Annual Holiday Marketplace Vendor Show on Friday, December 6th from 5 to 8:30? Vendor applications are available at the center. If you're not able to stop by, just call the center and request one.

- Congratulations to Sheila Jobs on her retirement after 30 years of service as the Director of the Senior Center.

Mrs. Gasper made the following announcements:

Strategic Plan Update:

- The Library Board, and Strategic Plan Committee members continue to explore the most foundational strategies to drive the library forward as we look towards the next decade of library service to our community. After many meetings and discussions, the Library Board will be making final recommendations to the Board of Supervisors at your September meeting to authorize moving forward with two initiatives.
- The first request is the hiring of marketing consultants to rebrand the library to increase its visibility within the Township. The recommendation will include hiring a consultant/company, creating a new logo, colors, style guide, and messaging for publicity as well as building a new website. The recommendation will include cost estimates.
- The second request will be for the Board of Supervisors' approval to fund in the 2025 budget the hiring of an architectural firm to create a Master Concept Plan, Vision, and Feasibility Study. The goal of this study is to explore the possibilities of physical improvements to the Library as identified in the 2023 Strategic Plan that would meet the future functional suggestions requested by our community. The outcome of this study would identify improvements along with cost estimates for future consideration in subsequent years.
- The Library scheduled 90 programs and welcomed 4,430 attendees. Our 8 family program events averaged 169 attendees. In addition, we had teenagers provide more than 440 volunteer hours this summer.
- The visitor count exceeded 16,000 in July for the first time since January 2020.
- Saturday, November 9<sup>th</sup> a Veterans Day Ceremony will be held at the STAR Center at 11:00 am. The Liberty War Birds will be in attendance with a restored Huey Helicopter.

Mr. Salzer made the following announcements:

- No Report.

Mr. Moore made the following announcements:

- The meetings for the Planning Commission and the Zoning Hearing Board were canceled for August.
- The Planning Commission will meet on September 10<sup>th</sup> and the Zoning Hearing Board will meet on September 9<sup>th</sup>.
- There is land development taking place in the Industrial Park, two improvements on Richard Road and one is on Railroad Drive. Plans have been submitted for these projects.



- The Planning Commission has approved the Redevelopment of the Mill Race Inn, in Holland. This will be a combination of condominiums and offices.

Chairman Selisker made the following announcements:

- October 19<sup>th</sup> will be the scheduled Fire Prevention Open House at all three (3) fire stations and will be open from 10:00 am until 2:00 pm.
- Simultaneously the two new Fire Stations will be dedicated further details will be coming.

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

- The Township has received word from PennDot that they are planning to go out to bid on the Ironworkers Creek sidewalk project. They are starting the bid process this fall and may start construction by the end of the year. The approximate cost for the project will be approximately \$1.4 million will be paid for by the State and the Township will be responsible for the engineering costs and share in the cost of the construction inspection.

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

- No Report.

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

- No Report.

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

- A quick update on one of the Township's MS4 projects. The Township received 2 grants totaling \$615,000.00 through the DEP Growing Greener and DCED PA Small Water & Sewer Programs, to complete a basin retrofit project for the detention basin for the Northampton Crossing subdivision, located at the intersection of Holland and Upper Holland Road. The project has gone through design and is currently available for public bidding through the PennBid website the work consists of the demolition of the existing concrete channels within the basin, a new outlet structure, rock protection at the pipes that enter the basin, and regrading of a portion of the basin to promote infiltration. The main purpose of the project is to create a more naturalized basin with less maintenance and reduce sediment discharge. The bids will be opened on September 12<sup>th</sup> and will be in front of the Board of Supervisors on September 25<sup>th</sup> for consideration.

#### **PUBLIC COMMENT**

- Mike Whittle, a resident spoke on the Health, Safety, and Welfare of Northampton Township residents who are dealing with contaminated wells. Mr. Whittle asked for clearer communication from all parties involved. He also asked for more information on the money appropriated by the Navy for 2025. Discussion ensued with the Chairman, the Township Manager, and the rest of the Board Members offering what information they had available since this is a U.S. Navy issue and they are not getting much feedback at this time. The Township acknowledges the severity of this issue and will work with local, state, and county officials to formulate a course of action. Legislators are pushing for more money based on the scope and size of the project.

- Mary Whittle, a resident questioned the testing of wells for contaminants and asked if the Navy will be offering this at no cost. Discussion ensued regarding the cost factor and various ways to disseminate information to Northampton residents.
- Joe Johnson, a resident commented on the terrible issue of PFOS the Township is facing. Mr. Johnson went on to question several items regarding the sale of 50 Township Road. Discussion ensued regarding the use of ReDevelopment Authorities and the success that was had with the sale of the Old Schoolhouse using the Redevelopment Authority. It was reiterated the Township will still have full control over the sale and what the site will ultimately be used for.

The meeting was adjourned at 8:18 p.m.

Respectfully Submitted,

---

Paula Gasper, Secretary