

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
Amanda Fuller
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
Amanda Fuller, 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 Day Committee Report

Steve Bryer, Chairman of the Northampton Day committee, presented a report on the successful Northampton Day 2024 event. He highlighted the record-breaking attendance, numerous vendors, diverse entertainment, and the significant contribution of corporate sponsors and township departments. He expressed gratitude to the Northampton community and the Public Works Department, Police, Fire, and Northampton Rescue for their invaluable support.

Mr. Bryer announced that excess funds from Northampton Day would be donated to local non-profit organizations, including two scholarships for graduating high school seniors, \$500 checks to each of the seven Northampton Township Council Rock schools PTOs, and a donation to Northampton Indians Football and Cheerleading to support their travel to Nationals.

Three substantial checks were presented during the meeting:

- \$5,000 to Autism Cares Foundation, an organization dedicated to providing resources and support for individuals with disabilities.
- A check to the Council Rock Coalition for Healthy Youth, which focuses on promoting healthy behaviors and environments for youth in the community.
- A check to Able Force Employment and Education, an organization providing employment and training opportunities for adults with special needs.

PUBLIC COMMENT

None was heard.

CONSENT ITEMS

BOARD MINUTES

The Board meeting minutes of November 14 and November 20, 2024, were presented by Mrs. Gasper with corrections to the dates listed on the agenda for December 11, 2024.

ACCOUNTS PAYABLE

The accounts payable for December 11, 2024, for \$1,526,945.02, were presented by Dr. Rose.

Consider Resolution R-24-1A Authorizing Planning Module Submission, Trinity Realty, Bridgestone Drive Land Development

Chairman Selisker presented the Resolution authorizing the planning module submission for Trinity Realty, Bridgestone Drive Land Development noting a planning module is required to be submitted to DEP for sewer connection. As part of that process, a resolution must be passed by the Board of Supervisors.

Sale of 2024 Surplus Equipment

Chairman Selisker explained Greg Hucklebridge, Public Works Director has provided a list of surplus equipment to the Board to sell at a public auction. Items that are expected to be valued at more than \$2, 000 can only be sold with the approval of the Board of Supervisors.

A motion was made and seconded by (Gasper-Moore) for the approval of the consent items.

Motion Passed 5-0.

NEW BUSINESS

CONSIDER PRELIMINARY/FINAL LAND DEVELOPMENT PLAN, 215 RAILROAD DRIVE, SLD 24-2

Mr. Moore called forward Mr. Stanley Lalka, of Crews Surveyng LLC.

Mr. Moore outlined the plan involves constructing a 7,500-square-foot addition to an existing building located in the Business Development Park. The applicant's business is HVAC manufacturing and supplies.

A motion was made and seconded (Moore-Rose) for Preliminary/Final approval of the Flood Land Development, SLD 24-2, subject to compliance with the Township Engineer's review letter dated October 21, 2024, and the Township Traffic Engineer's letter dated October 21, 2024. 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 Park and Recreation \$13,982 impact fee is required. The fee shall be payable per the terms of the land development agreement.
3. A fee-in-lieu of sidewalks is required for \$8,971 as calculated by the Township Engineer. The fee shall be payable 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, 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.
5. 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.

The Board expressed support for the project due to its positive impact on job creation and community development.

Mrs. Fuller, Township Engineer noted a waiver is not required on ADA parking,

Chairman Selikser called for public comment. None was heard.

Motion Passed 5-0.

Consider Preliminary/Final Land Development Plan, 66 Richard Road, SLD 23-5

Mr. Moore called forward Anthony Genesisio, Magnam Corporation, and a representative from C2C Design Group to answer any questions the Board may have.

Mr. Moore outlined the plan involves constructing a 10,900 square foot addition to an existing 12,150 square foot building located in the Business Development Park. The applicant's business is in the HVAC industry, specifically manufacturing sheet metal ductwork. The lot size is 2.37 acres.

A motion was made and seconded (Moore-Salzer) for Preliminary/Final approval 66 Richard Road Land Development, SLD 23-5 subject to compliance with the Township Engineer's review letter dated November 4, 2024, and the Township Traffic Engineer's letter dated November 4, 2024. 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 Park and Recreation \$20,322 impact fee is required. The fee shall be payable per the terms of the land development agreement.
3. A fee-in-lieu of sidewalks is required for \$9,627 as calculated by the Township Engineer. The fee shall be payable 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, 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.
5. All conditions and recommendations incorporated with the motion and minutes are subject to the Township Solicitor's approval letter.

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

Mrs. Fuller noted that two of the requested waivers were not supported and were addressed in the Gilmore Review Letter dated November 4, 2024. These waivers should be addressed under the guidance provided in that review letter.

Motion Passed 5-0.

Consider Authorization to Advertise a Zoning Ordinance Amendment to Village Overlay District Supplemental Regulations

Mr. Moore stated a copy was provided of a draft Zoning Ordinance amendment to advance the purpose of the Village Overlay District to adopt the Blighted Waterfront Redevelopment Area with the following objectives:

1. To redevelop blighted properties to promote economic development, provide varied residential housing options, increase property values, and improve the visual aesthetics of the district
2. To promote key Township environmental features such as Mill Creek for future generations; and
3. To protect local historic structures through integrated and compatible redevelopment.

In addition, the proposed amendment modifies the ordinance as it relates to permitted uses, setbacks, parking, and building height.

Upon authorization for advertisement, the ordinance will be available for public review on the Township website. On April 9, 2024, the Township Planning Commission recommended approval of the ordinance, and their recommendation was provided. In addition, as required by the Pennsylvania Municipalities Planning Code, the Bucks County Planning Commission also reviewed the ordinance and their July 5, 2023 review which was also provided.

A motion was made and seconded (Moore-Gasper) to authorize advertisement of a public hearing for February 26, 2025, at 7:00 PM at the Township Building to consider an amendment to the Northampton Township Zoning Ordinance, specifically Chapter 27, to create the Blighted Waterfront Redevelopment Area.

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

Motion Passed 5-0.

Consider Authorization to Advertise Ordinance Creating a Multi-Way Stop Intersection at Grenoble and Spencer Road

Mr. Salzer noted a copy was provided of the proposed ordinance amendment that was recommended by Bowman Engineering, the Township's traffic engineer, to add stop signs on both the northbound and southbound approaches of Spencer Road at its intersection with Grenoble Road.

If authorized, the ordinance will be advertised and ready for adoption at your January meeting.

A motion was made and seconded (Salzer-Rose) for the advertisement of a public meeting to be held on January 22, 2025, at 7 PM at the Township Building to consider an ordinance amending

the Northampton Township Code, specifically Chapter 15, Motor Vehicles and Traffic, Part 2, to add stop intersections on both the northbound the southbound approaches of Spencer Road at its intersection with Grenoble Road.

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

Motion Passed 5-0.

Consider Resolutions R-24-11, R-24-12, and R-24-13 Authorizing Grant Applications for Trail Extension on Route 332 Between Rock Way and St. Leonard's Road, Decorative Lighting On Second Street Pike, and Pedestrian Crossing signal at Route 332 and Fir Drive.

Mr. Salzer noted the Administration recommends the Township seek funding from the Pennsylvania Department of Community & Economic Development Statewide Local Share Account for three projects. This program funds 100% of the construction costs but requires municipalities to fund engineering, permitting, and construction inspection costs.

These projects will require three (3) separate grant applications since the maximum grant amount is \$1 Million for any single project. The total grant funding request for all three projects is \$1,028,700.

The recommended projects are:

1. Construction of a pedestrian trail from Rock Way to St. Leonard's Road. This project is currently in the engineering design and permitting stage. The requested grant amount for construction is \$409,000.
2. Improvements to pedestrian crossings at four intersections adjacent to schools. The project includes new ADA curb ramps, pavement markings, and signs at the following locations:
 - New Road & Norton Drive Intersection
 - New Road & Jennifer Lane Intersection
 - Middle Holland Road and Liberty Drive Intersection
 - E. Holland Road and Grant Drive Intersection

The requested grant amount for construction is \$315,400.

3. Installation of decorative pedestrian lighting along Second Street Pike from Bustleton Pike to Newtown Richboro Road. Infrastructure for these lights was included during the construction of the Richboro Sidewalk Phase 1 Project. The requested grant amount for construction is \$304,300.

A motion was made and seconded (Salzer-Gasper) to adopt Resolutions #2024-R-11, #2024-R-12 and #2024-R-13 authorizing the Township Administration to apply to the Commonwealth Statewide Local Share Account program to fund a trail extension between Rock Way and St.

Leonard's Road, pedestrian safety school crossing improvements at four intersections, and pedestrian lighting in Richboro, and to authorize the Township Manager to execute all contract documents required for the project.

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

Motion Passed 5-0.

Consider Resolutions to Relinquish Right-of-Way and Easement Acquisitions for the Richboro Roundabout Project

Dr. Rose explained the Township took eminent domain action in 2022 to acquire certain easements required for the construction of the Richboro Roundabout Project. Acquiring these easements was a condition for obtaining a PennDOT Highway Occupancy Permit that would allow the Township to proceed with construction. Shortly thereafter, PennDOT advised that the Department would complete project construction as part of its State Transportation Improvement Plan and assume all future project costs. This included final engineering design, permitting, and 100% of the construction.

The Township was recently advised that since Federal dollars will be used to partially or fully fund project construction, Federal regulations require PennDOT to acquire all necessary rights-of-way and easements and PennDOT has asked that the Township rescind its previous eminent domain actions. PennDOT will coordinate the acquisition of all easements and right-of-way required for project construction directly with affected property owners and assume responsibility for paying just compensation for the value of any required easements or rights-of-way.

The provided Resolutions will rescind the Board's previous condemnation actions in 2022 and relinquish all rights-of-way, temporary construction easements, and utility easements back to the property owners.

A motion was made and seconded (Rose-Gasper) to approve Resolutions R-24-14, R-24-15 R-24-16, and R-24-17 relinquishing all easements and rights-of-way acquired through eminent domain in 2022 for the Richboro Roundabout Project.

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

Motion Passed 5-0.

Consider Final Approval of 2025 Preliminary Budget

Chairman Selisker asked Mr. Pellegrino the Township Manager to provide an overview of the Preliminary Budget.

Mr. Pellegrino stated the proposed 2025 Budget was advertised for public inspection on Thursday, November 15, 2024, following the adoption of the Preliminary Budget on November 14. A budget copy has been available in the Township Administration Building and on the Township website since November 15, 2024.

Mr. Pellegrino highlighted the proposed 2025 budget and explained the variables that affect revenues and expenditures. He noted changes from 2024 to 2025 and stated a recommended tax increase of 4.5 Mils in the proposed 2025 budget.

The total Township real estate tax levy will be 32.5 Mils if the budget is approved as presented.

The tax millage is allocated to the Operating Funds as follows:

General Fund	11.00 Mils
Fire Fund	6.50 Mils
Rescue Squad Funds	2.00 Mils
Library Services	2.40 Mils
Parks and Recreation Services	2.93 Mils
Road Maintenance Services	1.00 Mils
Road Equipment Fund	0.57 Mils
Debt Service	<u>7.10 Mils</u>
	32.50 Mils

A motion was made and seconded (Gasper-Salzer) to approve the final adoption of the 2025 Preliminary Budget.

Chairman Selisker called for Board comment.

All Board members expressed their agreement that the proposed budget is well-prepared and extended their gratitude to the Administration and Finance Department for their diligent efforts in developing it.

Chairman Selisker called for public comment. None was heard.

Motion Passed 5-0.

REPORTS

Dr. Rose made the following announcements:

- Our billiard-loving members were given a treat on December 2 when Steve “Blue Shark” Markle visited to entertain us with his Trick Shot Show! Steve is the 2023 US National

Trick Shot champion and a World Championship semi-finalist. Check out Steve's tricks on his YouTube channel.

- Last Friday, December 6, the Senior Center hosted its annual Holiday Marketplace. Shoppers were delighted with 47 tables of holiday gifts from about 40 different vendors. The vendors enjoyed showing their jewelry, pottery, Christmas decor, ornaments, candles, woodworking, crocheted stuffed animals and so much more. It was a fun evening to kick off the holiday shopping season!
- The Senior Center is looking forward to our holiday luncheon at Northampton Valley Country Club on December 18th. Over a hundred of us will enjoy great food and live music to celebrate the holidays together.
- Finally, Senior Center Members wish to extend their gratitude to the members who have already shown their generosity by donating almost \$3,000 to the senior center on Giving Tuesday! Enjoy your family and friends this holiday season!
- The new Winter Brochure just hit mailboxes this week! Along with our many programs and events, our 2025 Summer Camp Information is included. In addition to our popular elementary and middle school camps, we are also excited to announce the return of Little Discoverers, the ½ day preschool camp for potty-trained children, ages 3 – 5 who have not yet completed Kindergarten. The camp will open for residents ONLY on January 4, 2025.
- In addition, the 2025-2026 Northampton Township state-certified preschool registration information can be found in the Winter Brochure. To prepare pre-kindergarten students for Council Rock School District's full-day kindergarten program, Northampton Twp. Preschool will be offering a full-day pre-K class for the first time! Registration will be open for all students on January 3, 2025.
- Kristin, our special events coordinator, is busy wrapping up the year with the Cookies and Claus event which will take place this Friday evening, December 13. Children will listen to a story read by Mrs. Claus herself, take pictures with Santa, and sip hot cocoa while they decorate cookies for the season. Limited openings are still available.
- Kristin also hosted the first trip to the Winterthur Museum, Garden, and Library. This sold-out trip included lunch at Firebirds Restaurant in Newark, DE. Then participants traveled to celebrate the season with a one-of-a-kind holiday experience, touring rooms in Henry Francis DuPont's former home decorated in full holiday splendor. Due to

popular demand, Kristin will be headed out to host this trip again, next Tuesday, Dec. 17. Limited seats are still available.

- For more information about our Programs and Events contact the administration building, or the Parks and Recreation website at www.northamptonrec.com.

Mrs. Gasper made the following announcements:

- Called for residents to submit applications for the Veterans Advisory Commission which has vacancies.
- Representative Kristin Marcell is working to enhance veterans' real estate tax discounts.

Mr. Salzer made the following announcements:

- No Report

Mr. Moore made the following announcements:

- The Bucks County Redevelopment Authority's RFP for the acquisition of the Old Police Building will be opened on Friday, December 13th with a public discussion expected in January.
- Update on the Rails to Trails project. SEPTA has removed rails and ties along Elm, paving the way for the rails-to-trails project connecting Bristol Road to the Churchville Nature Center. Bidding is expected to commence in the first quarter of 2025, followed by construction starting in June.
- A small piece of land at 27 Almshouse Road was previously occupied by a burned-down stone building, this will be developed with a plan for a 2,000-square-foot building, with plans expected to be presented in January.

Chairman Selisker made the following announcements:

- Chief LeCompte has noted there has been an increase in car burglaries in the Holland area, emphasizing the importance of locking cars and securing valuables.
- Reminder with the Holidays there has been heightened scam activity and the Police Department is encouraging residents to contact the Northampton Police non-emergency number if they suspect being a victim.
- On Saturday, December 14, 2024, from 10:00 AM-2:00 PM, Santa is coming to our local Firehouse! Santa is making a special stop at Station 3 with the Northampton Township Fire Department! Everyone is welcome to stop by.
- The County burn ban has been lifted, and you are now allowed to safely use fire pits, chimineas, and luminary candles, with safety tips to be posted on the Township website.

- The Fire Department has received a grant from the Delaware Valley Regional Planning Commission to install emergency vehicle warning devices in five (5) fire trucks, providing advanced warnings to drivers and residents.

MANAGER'S REPORT

- No Report.

ASSISTANT MANAGER'S REPORT

- No Report.

SOLICITOR'S REPORT

- No Report.

ENGINEER'S REPORT

- No Report.

PUBLIC COMMENT

None was heard.

The meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Paula Gasper, Secretary