

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
Dean Carr
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
Dean Carr, 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, emergency service personnel, and the victims of the California fires.

SPECIAL PRESENTATIONS

Community Service Recognition -Marty Wade Parks and Recreation Board

A special presentation was made to recognize Marty Wade for his 35 years of volunteer service to the community. Dr. Rose spoke about Marty's dedication and contributions including helping residents with engineering expertise, his work with Park and Recreation, and his involvement with zoning. A certificate of recognition was read, highlighting Marty's contributions to the Park and Recreation Board, the transformation of the former Free Library

to the Recreation Center, the development of the Municipal Park, and his involvement with local sports organizations. Mr. Wade thanked the Board of Supervisors and his family.

PUBLIC COMMENT

Russ Walton, a resident of Spencer Road, spoke about the need for a stop sign due to increased traffic and speeding. He thanked the board for looking into the issue, stating it was a safety concern because of a bus stop and school children in the area.

CONSENT ITEMS

BOARD MINUTES

The Board meeting minutes of December 11, 2024, were presented by Mrs. Gasper.

ACCOUNTS PAYABLE

The accounts payable for December 19, 2024, for \$494,500, and January 15, 2025, for \$1,796,635.20 were presented by Dr. Rose.

A motion was made and seconded (Salzer-Rose) to approve the consent items as presented.
Motion Passed 5-0.

PUBLIC HEARING

Consider an Ordinance to Amend the Township Code for Motor Vehicles and Traffic to Add Stop Signs on Spencer Road at Grenoble Road.

Chairman Selisker opened the hearing at 7:13 pm.

Mr. Salzer outlined the ordinance 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.

As required, this ordinance was properly advertised in the Advance of Bucks County and posted on the Township website.

A motion was made and seconded (Salzer-Rose) to approve Ordinance #622 amending the Northampton Township Code, specifically Chapter 15, Motor Vehicles and Traffic, Part2, to add stop intersections on both the northbound and the southbound approaches of Spencer Road at its intersection with Grenoble Road.

Chairman Selisker called for Board comment.

The board members discussed the safety issue at the intersection and supported the measure.

Chairman Selisker called for public comment. None was heard.

Motion passed 5-0.

Chairman Selikser closed the hearing at 7:15 pm.

NEW BUSINESS

Consider Preliminary/Final Land Development Plan, JQ Investments, SLD 24-1, 27 Almshouse Road

Mr. Moore called forward Mr. Ed Murphy Esq, Solicitor, and John V. Genovesi, P.E., Engineer, for the project.

Mr. Moore outlined the project and noted it is located North of Almshouse Road, approximately 250 feet West of its intersection with Second Street Pike, the proposal is to construct a 935-square-foot building to be used for a professional or personal services office on a 0.236-acre site. Public water and sewer will serve the property.

The Village Overlay District permits retail stores, business, personal, or professional offices by-right on lots having a minimum lot area of 15,000 square feet and a minimum lot width of 75 feet.

On February 13, 2023, the Northampton Township Zoning Hearing Board granted variances related to parking spaces, front, side, and rear yard setbacks, and impervious surface coverage.

At their meeting on October 8, 2024, the Township Planning Commission recommended approval of the plan and the waivers, which are primarily related to the small, irregular size of the parcel.

The following correspondence was provided to the Board for review:

1. Waiver Request Letter – August 4, 2024;
2. Bowman Engineering – Review Letter – December 9, 2024;
3. Township Planning Commission Memo – October 9, 2024;
4. Bucks County Planning Commission - Review letter – May 30, 2024; and,
5. Copy of the Plan

A motion was made and seconded (Moore-Rose) for preliminary/final land development approval of the JQ Investments Land Development, SLD 24-1, located at 27 Almshouse Road, subject to compliance with the Township Engineer's review letter dated December 9, 2024. It was also recommended that the requested waivers be granted. Approval is also subject to the following conditions:

1. The applicant shall enter into a land development 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 Impact fee of \$3,486.35 is required. The fee shall be payable per the terms of the land development agreement.

3. The Township shall have final review and approval of building architectural renderings to ensure compliance with the Village Overlay District requirements.
4. Deliveries to the site are prohibited during hours of operation to prevent conflicts with employee and customer parking.
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.

Chairman Selisker called for Board comment.

The Board members all agreed and were in favor of the development

Chairman Selisker called for public comment. None was heard.

Motion Passed 5-0.

Consider Preliminary/Final Land Development Plan, Axial Medical, SLD 24-4, 65 Richard Road

Mr. Moore called forward Mr. Ed Murphy, Esq., Solicitor, and Justin Geonnotti, P.E., Engineer for the project to answer any questions the Board may have.

Mr. Moore outlined the project located at 65 Richard Road within the I-1 – Planned Industrial Office District, the subject proposal is to construct a 1,933-square-foot addition onto the rear of the existing building. The subject property consists of 2.28 acres and there is no impervious surface increase proposed. The applicant proposes to handle stormwater management by planting new trees, which are non-structural BMPs. The property is serviced by existing public water and sewer connections. Variances were approved related to building coverage and the number of parking spaces.

The following correspondence was provided to the Board for review:

1. Waiver Request Letter – October 29, 2024;
2. Gilmore Associates – Review Letter – January 3, 2025;
3. Bowman Engineering – Review Letter – January 3, 2025;
4. Township Planning Commission – Memo – January 15, 2025;
5. Bucks County Planning Commission - Review letter – December 10, 2024; and,
6. Copy of the Plan

At their meeting on January 15, 2025, the Township Planning Commission recommended approval of the plan and the waivers, which are primarily related to existing site conditions.

A motion was made and seconded (Moore-Gasper) to approve the preliminary/final land development approval of the Axial Medical Land Development, SLD 24-4 subject to compliance with the Township Engineer's review letter dated January 3, 2025, and the Township Traffic Engineer's review dated January 3, 2025. 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 Impact fee of \$3,712 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 \$10,765 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 its support for the planned expansion of a well-established business, recognizing its positive contributions to the local economy and community.

Chairman Selisker called for public comment. None was heard.

Motion Passed 5-0.

Consider Ratification of the Public Works Department Collective Bargaining Agreement

Mr. Salzer explained after months of negotiations, the Administration has reached a tentative settlement on a new, five (5) year Public Works Department collective bargaining agreement with the International Union of Operating Engineers Local 542-C.

The proposed agreement is for a five (5) year term with annual wage increases of 3.55%, The estimated total contract increase is \$378,322, or \$75,684 annually. A summary was provided noting additional cost drivers of the contract.

A significant highlight of this agreement, the Township was successful in negotiating the introduction of Job Classification Requirements which will determine promotions and personal growth opportunities based on skill sets. Previous promotions and positions were based on longevity and seniority. This new agreement establishes clear and obtainable pathways for career growth while providing incentives for the workforce to increase their skillsets which ultimately makes for a better department.

As part of the process of finalizing the agreement, the Board of Supervisors must ratify the terms and conditions of the settlement proposal.

A motion was made and seconded (Salzer-Rose) to ratify the terms and conditions of a new Public Works Department collective bargaining agreement as negotiated and recommended by the Administration with the International Union of Operating Engineers Local 542-C with a retroactive term effective March 1, 2024, and expiring February 28, 2029.

Chairman Selisker called for Board Comment.

The Board members all expressed satisfaction with the agreement and appreciation for the work of the Public Works department.

Chairman Selisker called for public comment. None was heard.

Motion Passed 5-0.

Consider Resolution to Re-Adopt Township Emergency Operations Plan for 2025.

Mrs. Gasper outlined the Emergency Operations Plan (EOP) and basic staffing chart. The plan has been altered to reflect current staffing assignments. Additionally, the appendix updated Emergency Support Functions (ESF) checklists. These checklists can be utilized by Emergency Management staff to assist them in their roles should those functions be activated during a disaster or other event.

Review of the Plan and re-adoption is required by the Pennsylvania Emergency Management Agency (PEMA) bi-annually. This plan was initially adopted in 2017, and apart from updated contact information and the supplemental information noted above has remained the same. The plan was initially created by the Pennsylvania Emergency Management Agency (PEMA) and distributed to all municipalities as a template-compliant basic plan. It was used as a model for the Township Plan.

This EOP supports an “all hazards” approach to emergency management and allows for our emergency response agencies to create their incident action plans in response to any incident that occurs. Events that Northampton Township may be susceptible to have been identified in the Bucks County Hazard Vulnerability Analysis. These include both naturally occurring and man-made events. As such, the plan provides for an expanding level of emergency management support to the responding agencies depending on the severity or duration of the event.

A motion was made and seconded (Gasper-Rose) to adopt resolution # R-25-4 re-adopting the Township Emergency Operations Plan and authorizing the Township Emergency Management

Coordinator to file the record of adoption with the Bucks County Emergency Management Agency on behalf of the Township.

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

Motion Passed 5-0.

REPORTS

Dr. Rose made the following announcements:

- February 14th the center will be celebrating “Love and Friendship Day” - wear red and stop in for a sweet treat.
- The center is hosting its first-ever Mardi Gras breakfast to be held on Tuesday, March 4th. Tickets are \$22.00 and are on sale now at the Senior Center.
- On Thursday, March 6th members and their guests will be attending “The Ultimate Elvis Show” at Bristol Riverside Theatre. Tickets are selling fast! The trip includes lunch at the King George II Inn. \$95 for members / \$105 for non.
- JUST ADDED! On Friday, March 14 from 6:30 – 8:30 PM Parks and Recreation is hosting a BINGO BASKET BONANZA at the Senior Center! Check our website and social media for more information!
- New extended hours! Visit the center Monday through Friday from 8:30 am to 5:00 pm, Tuesdays and Thursdays from 8:30 am to 8:30 pm.
- The senior center activities and registrations are now included in the parks and recreation online registration system! Register for trips, special events, and classes on northamptonrec.com.
- Registration for the 2025 Summer Camp season opened on January 3rd. Already, the total number of registrations is very close to the number of campers we welcomed in 2024! Many Camps have very limited openings remaining, and our ½ day camp.
- Registration for our state-certified preschool for the 2025-2026 school year is now open. There are still limited openings in our 3-year-old classes and our new full-day Kindergarten Prep classroom. Contact Barbra Primavera at the Recreation Center, 215-357-5396 to set up a visit today!
- The next Puzzle Palooza is coming on Friday, February 7! Race against competing puzzle enthusiasts to win fantastic prizes. A great night to enjoy food, friends, and fun! There is still time to register your team!
- There are limited openings in upcoming trips – ***A Day Out in Ambler*** featuring lunch and a production of *Grace and Glorie* at Act II Playhouse will take place on February 20. A

trip to Folino Winery featuring a delicious lunch buffet and guided wine-tasting experience on Thursday, March 27th.

- 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:

- The library board has chosen an architectural firm for the master concept plan and the feasibility study. A vote on the recommendation will be held at the next meeting in February.
- Five proposals were received for a new web design, and the review process is underway.
- A final branding identity will be presented on January 29th.
- The Parks and Recreation and the Library are partnering for early literacy training at the Township's preschool.

Mr. Salzer made the following announcements:

- The Buck Road Bridge utility project is expected to begin this spring, which will cause significant traffic problems. The authority has secured a \$10 million low-interest loan (1.7%) for a project to control inflow and infiltration.

PFOA/PFOS Issue:

- The Navy is working in phases. Approximately \$6 million has been approved for the first phase to realize about 70 connections within the township.
- The current detection level set by the Navy is 12 parts per trillion.
- There is a grant being sought through Pennvest for \$20 million. A map of the specific area will be posted on the website.
- Remediation efforts are being considered through a program (MIIA), with an approximate cost of \$3 million per well.
- The board is looking for ways to move faster than the Navy and get people safe drinking water. The EPA's maximum contaminant level is four parts per trillion, while the Navy's level is 12 parts per trillion.
- The Navy will not share with the township which properties will be hooked up or the results of the properties they have tested, citing confidentiality. The Navy has also changed its bottled water policy.
- The board is working with Congressman Fitzpatrick, Senator Farry, and Representative Marcel's offices. The Water Authority has been helpful in the effort.

- A public meeting will be held at the library for residents to attend. Residents were asked to contact the township or the municipal authority and get their water tested.

Mr. Moore made the following announcements:

- The EPA has a standard of four parts per trillion for PFAS, while the Navy uses 12 parts per trillion. The Board of Supervisors is concerned about residents with contamination between 4 and 12.
- Jonathan Harris is the contact for the Navy, and Mike Sullivan is the new director of the Northampton Municipal Authority. Both are responsive and can be contacted directly with questions or concerns.
- The Planning Commission met on January 14th and the Zoning Hearing Board met on January 13th to consider minor projects.

Chairman Selisker made the following announcements:

- **Safety Message:** A reminder to put fireplace ashes in a metal can with a lid outside away from the house because they can stay hot for up to 14 days.

MANAGER'S REPORT

- The Bucks County Redevelopment Authority accepted proposals for the sale of the former police station.
- Two compliant proposals were received.
- BSI Construction LLC proposed a physical therapy and sports rehabilitation facility with a purchase price of \$940,000.
- Richboro Owners LLC proposed combining the property with the former Courier Times property for a "mini town center" with a brewery, restaurant, health facilities, and other uses with a purchase price of \$900,000.
- The administration will review the proposals and provide a recommendation at a future meeting.

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 7:50 p.m.

Respectfully Submitted,

Paula Gasper, Secretary