

The agenda meeting of the Northampton Township Board of Supervisors was held at 6:15 p.m.

Present were:

Robert Salzer
Paula Gasper
Barry Moore
Joseph Lombardo
Dr. Kimberly Rose

Others present were:

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

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:

Robert Salzer
Paula Gasper
Barry Moore
Joseph Lombardo
Dr. Kimberly Rose

Others present were:

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

Pledge of Allegiance

Chairman Salzer led the Pledge of Allegiance, followed by a moment of silence. In recognition of the recent observance of Memorial Day, he asked those in attendance to remember the men and women who made the ultimate sacrifice in service to our country.

Special Presentation

There was no Special Presentation.

Public Comment

There was no public comment.

Consent Items

Board Minutes

Chairman Salzer noted that the Consent Agenda includes the Board meeting minutes of April 22, 2026.

Accounts Payable

Mr. Lombardo presented the Accounts Payable for approval: May 13, 2026, for \$1,836,850.96 and May 27, 2026, for \$936,067.52.

Dr. Rose presented Resolution R-26-11 authorizing submission of a grant application to the PADEP Growing Greener Grant Program for re-design of Deerfield North Detention Basin located on Misty Meadow Drive. She explained that this project is intended to help meet MS4 permit requirements and is expected to achieve approximately 10–15% of the Township's sediment reduction goal. The Township will seek an \$85,000 grant with a required local match of \$4,500. She noted that an adoption of the resolution authorizes submission of the grant application and authorizes the Township Manager and Assistant Township Manager to execute all necessary documents and agreements.

Mr. Moore presented a recommendation from the Township Administration to file an application for a PennDOT ARLE grant to install a pedestrian flashing warning signal at Richboro Elementary School and Genfiled Drive. He explained that in response to resident concerns about pedestrian safety to help fund the estimated \$305,850 cost, Mr. Moore noted the Administration is seeking authorization to apply for a PennDOT ARLE Grant with the Township providing a 17% match of approximately \$51,000 from the Capital Reserve Fund if awarded. He concluded that this is another case of advanced public safety by putting more crosswalks and sidewalks in the community.

Mr. Lombardo explained that a recent resignation created a vacancy on the Building Code Board of Appeals for an unexpired term ending December 31, 2030. Mr. Lombardo recommended the appointment of Mario Santilli to fill the vacancy. Mr. Santilli expressed interest in serving and submitted a letter of interest for consideration. As a 24-year resident of Northampton Township, he brings 34 years of residential and commercial construction experience, including oversight of projects from land development through construction.

A motion was made and seconded (**Moore-Lombardo**) to approval all consent items as presented.

Motion Passed 5-0.

Public Hearing

Consider Ordinance Establishing Restoration Requirements for Public Utilities Performing Work in the Township Rights-of-Way

Chairman Salzer opened the hearing.

Dr. Rose presented an ordinance amendment to establish road restoration requirements for public utilities performing work within Township rights-of-way. She explained that utilities such as PECO,

Verizon, Comcast, and the Municipal Authority frequently obtain road opening permits for infrastructure repairs and replacements that disturb Township roads and adjacent areas.

She explained that due to limited coordination, permit applications are sometimes submitted shortly after roads have been resurfaced. The proposed ordinance would require roads paved within the previous five years to be restored across the full length and width of the affected roadway, while also establishing restoration standards for roads older than five years. The ordinance further grants the Township authority to determine the extent of required resurfacing.

A motion was made and seconded (**Rose-Gasper**) for approval of an ordinance amending the Code of Ordinances at Chapter 21, Streets and Sidewalks, Part 1, Openings and Excavations, to establish restoration responsibilities for public utilities performing work in the Township rights-of-way.

Dr. Rose expressed support for the proposed ordinance, noting it is needed to protect recently resurfaced roads. She used Newtown-Richboro Road as an example, stating that utility work has resulted in visible patching across an otherwise newly improved roadway.

Dr. Rose thanked the Administration for bringing the ordinance forward. All Board members expressed agreement with Dr. Rose's comments.

Chairman Salzer called for public comment. There was none.

Motion Passed 5-0. Chairman Salzer closed the hearing.

Unfinished Business

There was no Unfinished Business

New Business

Consider Preliminary/Final Plan of Subdivision and Land Development, 92 Steamwhistle Drive

Mr. Moore welcomed Chelsea Jackson, Esq., Begley, Carlin & Mandio, LLP, John Richardson, P.E., of Dumack Engineering, and Dustin Fort, Project Manager for the Applicant, 92 Steamwhistle, LLC.

Mr. Moore stated that the project is located in the business park and involves construction of a 7,000 square foot addition to an existing 17,968 square foot warehouse on a 2-acre site. He noted that the project has progressed through the planning and engineering review process and indicated it is relatively straightforward. He then requested a brief overview of the project and the need for additional space.

Chelsea Crocker Jackman, Esq., explained that the project is located on a two-acre parcel along the south side of Steamwhistle Drive. She described the applicant as a U.S.-based manufacturer specializing in precision machining, engineering, and fabrication services, primarily producing hydraulic tools, parts, and equipment for the power and utility industry. The proposed expansion includes additional building space for storage and a modest increase in parking. She noted that the expansion is not intended to increase employment, as the company currently employs 56 individuals across multiple nearby buildings, but rather to support increased storage needs to accommodate continued product growth.

A motion was made and seconded (**Moore-Gasper**) for Preliminary/Final approval of the 92 Steamwhistle Drive Land Development, SLD 25-4, subject to compliance with the Township Engineer's review letter dated March 26, 2026. It is also recommended that the requested waivers be granted.

Approval is also 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 Park and Recreation Impact fee in the amount of \$13,845 is required. The fee shall be payable per the terms of the land development agreement.
3. A fee-in-lieu of sidewalks is required in the amount of \$16,940 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 submission of any documents that may be required as part of the sewage facilities planning process.

Ms. Crocker Jackman noted that the Applicant is agreeable to all conditions.

Mr. Moore expressed strong support for the proposal, noting the applicant's existing presence in the community and stating that he supports local businesses. He added that it was encouraging to see the company expanding its operations and recommended approval of the application.

Mrs. Gasper stated that every business need storage and that it is a struggle without it.

Chairman Salzer noted his familiarity with the location and wished them the best of luck.

Motion Passed 5-0.

Consider Preliminary/Final Plan of Subdivision and Land Development, 400 Twining Ford Road

Mr. Moore welcomed Chelsea Jackson, Esq., Begley, Carlin & Mandio, LLP, on behalf of the applicant, DC Investment Groups, LLC, and Larry Young, Project Engineer.

Mr. Moore stated that the proposal involves a 4.89-acre parcel located along the south side of Twining Ford Road, abutting the Northampton Valley Country Club. He noted that the property is zoned R-2, and the proposal is to subdivide a 4.89-acre parcel into six single family detached dwelling lots and 1 lot for stormwater management.

Ms. Crocker Jackman, Esq., noted that several attendees were present who had also participated in the Planning Commission review, where the project received a unanimous recommendation for approval. She identified the Applicants as Troy Brennan and Chris Levins and stated that the team had recently reached out to neighboring property owners to maintain communication regarding the proposal.

She explained that a key component of the project is the required tree replantation plan due to anticipated tree clearing. She noted that the applicants are working with the Township to ensure full compliance with all requirements, with additional details such as potential fencing and landscaping buffers to be coordinated with neighbors and the Township.

She noted that the homes would be served by a cul-de-sac and indicated that stormwater design details would be further addressed by the project engineer.

Mr. Moore stated that stormwater management for the project appears to be properly addressed and noted the importance of tree preservation and replanting, referencing a recent site visit where he observed the existing tree coverage. He emphasized the Township's intent to work closely with the applicant to ensure that tree replacement is completed in a manner that is appropriate for the neighborhood and consistent with the approved plan.

Ms. Crocker Jackman, Esq., added that a Homeowners Association (HOA) will be established for the development, and will be responsible for ongoing maintenance to ensure the property is well maintained and consistent with Township standards.

Amanda Fuller, Township Engineer, added that the proposed roadway will not be dedicated to the Township and will be maintained by the homeowner's association.

Mr. Moore raised the issue of whether the roadway should be dedicated to the Township, noting that in past projects this has sometimes been more useful for maintenance purposes, including snow removal and other ongoing responsibilities.

Ms. Crocker Jackman, Esq., stated that the Applicant is open and willing to work collaboratively regarding roadway dedication.

Ms. Fuller added that the matter would ultimately be a Board decision.

Mr. Moore stated that he would recommend to the Board that the road be dedicated, noting that the Township has experienced issues with other developments where roads were not dedicated, resulting in concerns such as snow removal and maintenance responsibilities.

Mr. Young explained that an existing Transcontinental Pipeline crosses the site through an easement to its facilities and that discussions have taken place with the pipeline company. He noted that access to the pipeline facilities would be maintained through the cul-de-sac with a depressed curb for equipment access. Ms. Fuller confirmed that a new easement agreement would be created, with a final agreement to be executed upon plan approval. Mr. Moore stated, and Ms. Fuller confirmed that the road design meets current Township standards for dedication. Mr. Moore recommended consistency in requiring roadway dedication, referencing prior developments such as the Waverly subdivision on East Holland Road, where residents later expressed concerns about snow removal due to the road not being dedicated. A motion was made and seconded (**Moore-Lombardo**) for Preliminary/Final Subdivision and Land Development approval of the 400 Twining Ford Road Subdivision, SLD 25-1, subject to compliance with the Township Engineer's review letter dated February 26, 2026, and the Township Traffic Engineer's review letter dated February 25, 2026. It is also recommended that the requested waivers be granted. Approval is also subject to the following:

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 fee-in-lieu of recreation/open space shall be submitted in the amount of \$7,411.32 for each new lot per the terms of the development agreement.
3. Homeowners' Association documents shall be reviewed by the Township solicitor.

4. A fee-in-lieu of sidewalks is required in the amount of \$48,486 as calculated by the Township engineer. The fee shall be payable per the terms of the land development agreement.
5. A tree replacement plan is required, which shall be formalized per the terms of the development agreement.
6. A disclosure shall be recorded for each parcel advising of the abutting Country Club subject to review and approval by the Township solicitor.
7. The applicant is responsible for obtaining any outside approvals that may be necessary, including, but not limited to the DEP, PennDOT, the Conservation District, Health Department, and the Municipal Authority. Further, approval is granted for submission of any documents that may be required as part of the sewage facilities planning process.

Chairman Salzer noted that while public comment on agenda items typically requires advance sign-up, he wanted to ensure all residents had the opportunity to be heard. He asked if anyone wished to comment on the motion. There was no public comment.

Mr. Moore stated he visited the site, is familiar with the neighborhood, and believes the project is a positive addition, noting his support for the proposal with continued Township coordination.

Ms. Crocker Jackman, Esq., stated that the applicant is in agreement with all conditions of approval and confirmed that a sidewalk will be constructed on one side of the street. She noted that the fee-in-lieu is being applied for the opposite side but clarified for the record that a sidewalk will be provided along one side of the cul-de-sac.

Motion Passed 5-0.

Consider Revised Waiver Request for Russell Gardens Land Development Plan Permitting 10 feet Driveway Widths

Mr. Moore explained that the Township recent approval the Russell Gardens Subdivision, that included a waiver for a 15-foot driveway width. Now that specific house designs have been completed which incorporates a side entry garage, an amended waiver request is being sought to reduce the driveway width to from 15 feet to 10 feet.

A motion was made and seconded **(Moore-Gasper)** to approve an amended waiver request from Section 22-612.1.C. of the Northampton Township Subdivision and Land Development Ordinance for the Russell Gardens Subdivision, SLD 25-2, to permit a driveway width of 10 feet. All other previous conditions of approval shall remain.

Mr. Moore noted that this will be an attractive improvement, as residents will be looking at the front façades of the homes rather than garage doors.

Mr. Lombardo expressed support for the modification, noting that the revised layout made more sense.

Motion Passed 5-0.

Consider Bids for Installation of Emergency Generator at Administration Building

Mrs. Gasper explained that the Township's existing emergency generator serving the Administration building is located behind the former police station and a new generator must be installed because the

former police station property is under an agreement of sale. She noted that the Township solicited bids for the installation of a new emergency generator at the Administration Building and received 11 bids for the project ranging from a low bid of \$241,343 to a high bid of \$394,500. The 3 lowest bidders are: LaManna Electric, \$241,343; Zsenak Electric Co, Inc., \$259,000; AJM Electric, Inc., \$261,832.

A motion was made and seconded (**Gasper-Rose**) to award a contract for installation of an emergency generator at the Township Administration Building to LaManna Electric, Inc. at a bid price of \$241,343 based on the unit values in the bid specifications and bid proposal, and to authorize the Township Manager to execute all required contract documents for the project.

Mrs. Gasper supported the recommendation, noting that engineers selected the lowest bid, which was substantially lower than the others.

Mr. Lombardo supported the project, noting that the generator is needed and will help the Township continue serving residents during power outages, providing an important benefit to the community.

Dr. Rose stated that she fully supported the project, noting it is a forward-thinking initiative by the Administration. She referenced past Township emergencies involving power outages and the need for heating and cooling centers and stated that the new generator helps ensure the Township is better prepared to meet future needs.

Chairman Salzer stated that the generator is a necessary item and noted that its importance often goes unnoticed until it is needed.

Motion Passed 5-0.

Consider Bids for 2026 Road Milling Program

Dr. Rose noted that the Township received eight bids for the 2026 roadway milling program, with bid amounts ranging from \$217,242.50 to \$314,319. She explained that unlike the prior year, when the application of a tack coat was included as an alternate bid item, the 2026 bid specifications incorporate the tack coat into the base bid, ensuring its inclusion as part of the milling work. This approach is consistent with the Township's current needs and facilitates a more straightforward comparison of bids.

Dr. Rose noted that the Township Engineer and Administration recommends a contract award to A.H. Cornell and Son, Inc., Jamison, PA, in the amount of \$217,242.50. The final contract amount will be based on actual quantities of work performed in accordance with the unit prices submitted in the bid.

A motion was made and seconded (**Rose-Lombardo**) to award the contract for the 2026 roadway milling program to A.H. Cornell and Son, Inc., Jamison, PA, in the total amount of \$217,242.50 based on estimated quantities and unit prices as set forth in the bid and as determined by the Township Engineer, and to authorize the Township Manager to execute all documents necessary for this project.

Chairman Salzer stated that the proposal is consistent with the Board's current and prior commitment to maintaining the Township's roads.

Motion Passed 5-0.

Liaison Reports

Public Works Services

Dr. Rose reported that the Public Works Road Department installed poles for historical markers at Addisville and Feaster-Van Horn Cemeteries; repaired lighting along Second Street Pike; replaced damaged inlets; patched a sinkhole on Twining Road; replaced a failing pipe at 858 Sackettsford Road; repaired the Pulinski Pond aerator; continued stormwater basin cleanup and mowing; and performed ongoing pothole repairs.

She highlighted that Parks Maintenance has transitioned to summer operations, (mowing and restrooms, and supported sports and Memorial Day events; planted additional trees; and expanded in-house spraying/fertilizing efforts with newly trained staff.

Dr. Rose shared that the Facilities Maintenance Division started the fountains at Dembowski Park; rebuilt a library picnic table; performed and completed general facility repairs and maintenance; and assisted with Memorial Day event setup and support.

Dr. Rose concluded by thanking the Public Works Department for another job well done.

Community Services

Mrs. Gasper noted that the Memorial Day event took place on Monday, May 25, and the ceremony was very well attended, with standing room only. She thanked Kristin Fullerton and the Parks and Recreation Department for their efforts in making the event a great success. Mrs. Gasper also remarked that the rain held off, allowing for a wonderful community gathering.

Mrs. Gasper announced that the library's 2026 Summer Reading Program will kick off with a party on Saturday, June 20, from 10:00 a.m. to noon. She shared that family activities and Travelin' Tom's Coffee Truck will be part of the festivities.

Mrs. Gasper shared that this year's programming will include the library's popular family Tuesday evening events, featuring the return of Science Heroes and New Jersey Snake Man. She further noted that new performers will include Barn Nature Center, magician and entertainer Doug Wonder, and Philadelphia-based hip-hop dance company Illstyle & Peace Productions.

She reminded residents to check out the many programs and activities offered by the library and encouraged everyone to visit the library's website, www.freelibrarynt.org, for information on upcoming events, services, and programming opportunities.

Recreation Services and Parks

Mr. Lombardo added that he also attended the Memorial Day ceremony and echoed praise for everyone involved in making it a successful event. He specifically thanked the Police and Fire Departments for their efforts in ensuring the safety of attendees and managing traffic throughout the event. Mr. Lombardo recognized Chief LeCompte, Chief Adam Selisker, and their respective staff for doing an outstanding job and helping the ceremony run smoothly and safely.

Mr. Lombardo recognized National Senior Health & Fitness Day (May 29) and highlighted the upcoming Bucks County Senior Games at the Senior Center. He noted that bocce and pool competitions are scheduled for June 3 and June 5, respectively, and encouraged residents to participate or come out and cheer on the competitors.

He noted several upcoming activities at the Senior Center, including a popular Spanish class taught by a former Spanish teacher starting on May 29.

Mr. Lombardo announced an upcoming membership information session, where residents can learn about the benefits of joining the Senior Center.

Mr. Lombardo also announced, "An Evening in Roma," inviting residents to join the Senior Center on July 30 from 4:30 p.m. to 6:30 p.m. for an evening of Italian-inspired food, music, dancing, and entertainment. Tickets are \$20 for members and \$25 for non-members.

Turning to Parks and Recreation, Mr. Lombardo noted that summer programming is underway, with 30 specialty camps being offered in areas such as golf, tennis, basketball, pickleball, theater, sewing, and robotics, Harry Potter, K-Pop, and Bluey Camp for preschoolers. He also reported that the recent community yard sale was a success, with 67 households participating.

Mr. Lombardo encouraged residents to attend the upcoming Sun & Fun Fest at the Civic Center Basin on June 5, featuring vendors, food trucks, and entertainment. He also announced the return of the Township's Sights and Sounds Outdoor Concert Series at Municipal Park beginning June 11, with free weekly evening concerts throughout the summer.

He shared activities at the Northampton Valley Country Club, including Tavern on Ten and the upcoming Father's Day Shootout scheduled for June 20.

Community Development and Planning

Mr. Moore noted a Zoning Hearing Board meeting scheduled for June 8 and a Planning Commission meeting scheduled for June 9. He stated that development projects throughout the Township, including Bucks County Roses and Russell Gardens, continue to move forward and that progress is being made on a number of projects across the community.

Public Safety

Chairman Salzer had no liaison report but shared that he was unable to attend this year's Memorial Day services due to being out of town, marking the first time in several years he has missed the event. He expressed his appreciation that the ceremony was well attended and successful, consistent with past years.

He also reflected on the meaning of Memorial Day, emphasizing that it is a day of remembrance for the men and women who lost their lives in service to the country. Chairman Salzer stressed the importance of honoring their sacrifice and ensuring the day is recognized for its true purpose.

Manager's Report:

No report.

Assistant Manager's Report:

Mr. Wert reported that the Township's video booth indicated YouTube streaming was not available for the meeting; however, the recording will be uploaded to the Township's YouTube channel as soon as possible following the meeting, while the meeting continues to air on cable.

He also announced that PECO has notified the Township of upcoming infrastructure work to enhance the electric distribution system, including replacement of underground transformers, pad-mounted transformers, and installation of underground cable along West Buttonwood Drive, N. Second Street Pike, Creek Road, Hickory Drive and Beech Street. He added that construction will begin June 8, 2026, with an estimated completion date of July 29, 2026. He concluded by stating that anyone with questions regarding the project should contact PECO liaison Gary Gollahon at Gary.Dollahon@exeloncorp.com.

Mr. Wert concluded by announcing that the Northampton Township Historical Commission will host a historical cemetery marker unveiling ceremony on Friday, May 30, beginning at 10:00 a.m. at Addisville Reformed Church Cemetery and continuing at 11:00 a.m. at the Feaster-Van Horn Cemetery. He noted that the public is welcome to attend.

Solicitor's Report

Mr. Pizzo reported that the Supervisors met in an executive session immediately prior to the meeting for approximately 30 minutes. Present were the five Supervisors, the Township Manager, Assistant Township Manager, and Mr. Pizzo. A single matter of potential litigation was discussed. No official action was taken during the executive session, and no action was required as a result of the executive session.

Engineer's Report (Gilmore and Associates and Bowman Engineers)

No Report.

Public Comment

Bernadette Heenan, (8 Butternut Court, Ivyland) first expressed appreciation to all those who participated in the recent Memorial Day ceremony, noting it was an incredible and meaningful event and thanking several individuals by name for their contributions and attendance.

She then spoke in her individual capacity as a community member working with veterans, and requested that the Board reconsider its prior denial regarding the placement of two flags at the entrance of the Robert H. Dembowski Veterans Memorial Park.

Ms. Heenan encouraged continued dialogue and possible compromise, stating that concerns about Gold Star family verification could be addressed by contacting Rich Scott. She emphasized that the individuals honored at the park had already been thoroughly vetted.

She concluded by thanking the community for its support during the recent Memorial Day ceremony, recognizing Police, Fire and Emergency Medical Services, Parks and Recreation, Public Works, Adam Selisker for providing the ceremonial bell, and the Public Works employee who built the wooden structure used in the ceremony.

Chairman Salzer thanked Ms. Heenan for the work she does with Veterans and expressed its importance.

Upon motion and second (**Moore-Rose**) the meeting was unanimously adjourned at 7:47 p.m.

Respectfully Submitted,

Barry Moore, Secretary