

The regular business meeting of the Northampton Township Board of Supervisors was called to order at 7:36 p.m.

Members of the Board present were:

Barry Moore
Eileen Silver
Dr. Kimberly Rose
Frank O'Donnell
Larry Weinstein

Others present were:

Robert Pellegrino, Township Manager
Kurt Schroeder, Township Engineer
Joseph Pizzo, Township Solicitor

PLEDGE OF ALLEGIANCE

Chairman Moore led the Pledge of Allegiance and held a moment of silence in support of military and emergency services personnel.

SPECIAL ANNOUNCEMENT

Consider Authorizing to Advertise a Public Hearing to Consider Ordinance Amendment Rezoning TMP 31-34-7-6 from R-1 to R-3, Bucks County Roses Property, 1235 Buck Road

Chairman Moore announced under new business the hearing to consider ordinance amendment rezoning for the Bucks County Roses Property, 1235 Buck Road, and has been removed from tonight's agenda at the applicant's request.

SPECIAL PRESENTATIONS

Katherine Loftus – Girl Scout Award

Chairman Moore presented a Commendation Award from the Board of Supervisors to Katherine Loftus for obtaining the Gold Award in the Girl Scouts. The highest award a Girl Scout can achieve. State Representative Tai also presented her with an award from the House of Representatives acknowledging her accomplishments.

State Representative Tai – ARLE Grant

Chairman Moore called forward newly elected State Representative Helen Tai. Representative Tai announced Northampton Township is the recipient of the ARLE Grant. This grant was put into motion by the Honorable Scott Petri and Senator Tommy Tomlinson. This state funding is for Traffic Signal and Pedestrian Improvements in Downtown Richboro. Representative Tai

continued to speak on other grants that are coming available and ones that have been awarded in the District.

Mrs. Silver spoke on the work of the Honorable Petri and Senator Tomlinson in making this grant possible. Mr. Weinstein echoed her comments and read a letter from the previous State Representative Petri about the importance of the ARLE Grant and how the money will benefit the vision for Downtown Richboro.

PUBLIC COMMENT

None was heard.

CONSENT ITEMS

The Board meeting minutes of June 27, 2018, was approved by unanimous consent.

ACCOUNTS PAYABLE

The accounts payable for July 11, 2018, in the amount of \$806,479.51, and July 25, 2018, in the amount of \$937,615.08, was approved by unanimous consent.

NEW BUSINESS

Consider Zoning Ordinance Amendment to the REC District, Spring Mill Country Club, 80 Jacksonville Road

Chairman Moore opened the hearing at 7:55 pm.

A motion was made and seconded (Moore-Weinstein) to continue the public hearing until Wednesday, October 24, 2018, at 7:30 pm at the Township building for the consideration of an ordinance amending the Northampton Township Zoning Ordinance, specifically Chapter 27, for the purpose of amending the Recreation Zoning District to add uses by right and provide standards for development.

Motion Passed 5-0.

Chairman Moore closed the hearing at 7:56 pm.

Consider Adoption of the Comprehensive Plan

Chairman Moore opened the hearing at 7:56 pm

Mr. O'Donnell stated the Comprehensive Plan update has been completed by the Bucks County Planning Commission and has been presented on a number of occasions to the Township

Planning Commission. All of the Supervisors have had an opportunity to review the plan. It was advertised in the Advance on April 1 and April 8 and a public hearing was held in May and it was continued from that meeting. The plan was made available at the Township Building for public review and, as required by the Municipalities Planning Code, a copy of the plan was sent to neighboring municipalities and the Council Rock School District. None of the surrounding Municipalities or School District provided any comments.

Both the Bucks County Planning Commission and the Township Planning Commission reviewed the plan and recommended approval. The Township Planning Commission recommended the inclusion of bike lanes, an update of the sidewalk master plan, and an updated traffic study after the buildout of the Addisville Commons. They also identified the proposed roundabout as not having unanimous approval or as a priority road improvement project. These are issues that can be considered at a later date and the plan can be updated accordingly without delaying the adoption of the resolution of the current draft. The resolution specifies the authority of the Board of Supervisors to prepare and amend the Comprehensive Plan; an opportunity for public comment was provided at both the Board of Supervisors and Planning Commission meetings; all procedural requirements of the Municipalities Planning Code have been met; and it contains a detailed outline of all of the elements of the plan.

Mr. O'Donnell reminded everyone this is a plan, it is not a blueprint. The plan itself has no funding attached to it. Some of the suggestions such as sidewalks in Richboro are already moving forward. There are some issues in the plan that may not be done as proposed. For example, the plan has a good proposal for short trails connecting communities to our town center. One of those trails as shown runs through the Police Station construction site. This, of course, will not happen. Mr. O'Donnell regards the plan as a document with ideas and a sound framework but one that changes whenever and however it needs to change.

This plan brings the Township up to date on all of the long-range planning.

A motion was made and seconded (O'Donnell-Silver) to approve Resolution R-18-13 approving the Northampton Township Comprehensive Plan 2018, including the Richboro Master Plan.

Chairman Moore called for Board comment.

Discussion ensued among the Board with the pros and cons of the plan being discussed. All of the Supervisors agreed this is a working plan and not all concepts or ideas in the plan will be followed. As the Township changes the plan will need to adapt.

Chairman Moore called for public comment.

Joe Johnson, 41 Grant Drive, reiterated the Board's comments on the plan being a guide. Mr. Johnson would like to see the word ensure replaced with something that is not so definite or concrete.

Chairman Moore closed the hearing at 8:13 pm

Motion Passed 5-0.

Consider Department of Environmental Protection Resolution for Plan Revision for New Land Development – Woodbury Grove Investors, LP (Gilmour Tract)

Mrs. Silver noted as part of the recently approved minor subdivision within the Gilmour Tract on Old Jacksonville Road, a planning module is required to be submitted to DEP for the additional two lots. As part of that process, a resolution must be passed by the Board of Supervisors. The Municipal Authority has no objection to this approval since the project proposes on-lot systems and will not impact the public sewer system.

A motion was made and seconded (Silver-O'Donnell) that the DEP Resolution for Plan Revision for New Land Development for Woodbury Grove Investors, LP be approved for the Gilmour Tract Subdivision on Old Jacksonville Road.

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

Motion Passed 5-0.

Consider Lease Amendment with Sprint Spectrum Realty Corporation for Cell Tower at 50 Newtown-Richboro Road

Dr. Rose stated the 1998 Land Lease Agreement with Sprint Spectrum Realty Company at the cell tower located behind the firehouse on 50 Newtown-Richboro Road is set to expire on August 31, 2018. The Lease is for 12 feet by 28.5 feet parcel containing 342 square feet with unrestricted ingress and egress along with 12-foot right-of-way extending from Township Road. The purpose of this Lease is for an equipment shelter to house associated cellular equipment.

The terms of the First Amendment modifies certain provisions of the Agreement. Below is a summary of these:

- The new terms commence on September 1, 2018, and will continue for sixty (60) months (new initial term).
- The agreement will be automatically renewed for two (2) additional terms of sixty (60) months each (each a "New Extension Term").
- Starting on the first day of the New Initial Terms and on the first day of every year thereafter, LESSEE will pay rent in advance in annual installments of Ten Thousand and no/100 dollars (\$10,000).
- Rent for any partial years will be prorated. Commencing on September 1, 2019, the rent will be increased annually by three percent (3%) of the then current rent.

A motion was made and seconded (Rose-Weinstein) to authorize the Township Manager to execute an Amendment to the Land Lease with Sprint Spectrum Realty Company with the terms as stated in the "First Amendment to Land Lease Agreement" cell tower location at 50 Newtown-Richboro Road.

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

Motion Passed 5-0.

1. East River Energy, Inc. for ultra-low sulfur diesel fuel at the market price on the date of order plus 0.0214 cents per gallon delivery fee
2. Suburban Propane, Inc. for #2 heating fuel at the market price on the date of order plus 0.1955 cents per gallon delivery fee.

A motion was made and seconded (O'Donnell-Weinstein) to award contracts for unleaded regular gasoline to Mansfield Oil Company of Gainesville, Inc., East River Energy, Inc. for ultra-low sulfur diesel fuel, and Suburban Propane, Inc. for #2 heating fuel for the contract period August 1, 2018, through July 31, 2019, at the bid prices quoted to the Bucks County Consortium.

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

Motion Passed 5-0.

LIAISON REPORTS

Dr. Rose made the following announcements:

- Food Drive Challenge between Northampton, Lower Southampton, and Upper Southampton will be running from July 9 until July 27. Collection bins are located at all Township offices. If you are a member of the Senior Center and you donate 2 cans of food, your Senior-size class will only cost a \$1.00.
- Summer is a busy time at the Senior Center with many activities being offered, call the Senior Center for more information on upcoming programs.
- The Historic Commission looked at the Building located at 811 Bustleton Pike, the building is in severe disrepair and the commission is sorry to be losing a 150-year-old dwelling. Commission is glad the area will be preserved as open space.
- The Township is looking for a new Archivist, if you are interested and have experience, send in an application to the Township Manager.

Mr. O'Donnell made the following announcement:

- The Municipal Authority has moved to their new building, located in the old Fox Chase Bank at the corner of Bustleton and Upper Holland. The Tax Collector will be moving into the Building on September 10, 2018.
- Read an article by Brian Koberlein, titled the Librarian and the Astrophysicist. A great story that explains the importance of local libraries. Check out the story at <https://www.forbes.com/sites/briankoberlein/2018/07/23/the-librarian-and-the-astrophysicist/#3389635e7355>

Mr. Weinstein made the following announcements:

Volunteer Fire Company:

- The Northampton Volunteer Fire Company held a drafting drill with Lingahocken Fire Co.
- Reminder to put numbers for your house where they are visible from the street so Emergency Personnel can find you.

Police Department:

- Thanked the Police for their part in the Food Drive, with "Fill the Humvee".
- The barrels on Almshouse Road should be removed soon, as intersection improvements are scheduled to start. The barrels were placed there to prevent further accidents that were happening due to motorists riding up the outside lane and hitting motorists pulling out of the parking lot onto Almshouse Road.

Council Rock School District

- Leave a Legacy Brick Program, sponsored by the Council Rock Education Foundation located at the Council Rock School District. Salute the past, embrace the present and make your mark on the future with the commemorative plaque campaign. For information contact Gail Acosta at 215-944-1023 or via email at gacosta@creducationfoundation.org.
- The Council Rock School District received a grant for Rolling Hills for clean energy. The renovation is expected to begin in May of 2019.
- Updated on meetings, activities, and decisions taking place in the Council Rock School District. For the most recent information regarding the Council Rock School District, visit their webpage at www.crsd.org.
- A Bill was recently signed into law allowing School Boards to discuss School Security.
- Listed the names of several Council Rock Students who have been recognized by the Bucks County Courier Times for their athletic prowess. For further detail visit the School Districts website or the Courier Times website.
- Spam was reported as being received from Council Rock School District under the name help support Jim. These are not authentic and should just be deleted.

- Kyle McKesy has resigned from the Council Rock School Board. Thanked her for her time she spent serving and work she accomplished.

Mrs. Silver made the following announcements:

- Progress is being made on the Restroom Facilities at the Civic Center and should be in full operation by October.
- The Parks and Recreation concert series is coming to an end. Catch the last few acts of summer.
- Parks and Recreation Department offers a variety of discounted tickets to local attractions, sporting events, and amusement parks. For a complete listing, including pricing, visit the Parks and Recreation website.
- Richboro Plaza is changing their façade and should be completed soon.
- The Churchville Nature Center is holding many interesting events. For more information visit www.churchvillenaturecenter.org
- Announced the summer newsletter has arrived and is packed full of information. Take out the article on trash and post it.
- The Wall of Honor committee is accepting nominations. You have until November 30 to get them in.
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Chairman Moore made the following announcement:

- Provided an update on new housing developments coming into the Township as well as several sub-divisions taking place.
- Provided an update on the Addisville Commons, with a State Liquor Store, two new restaurants, and an Irish Pub will be opening their doors.
- Rolling Hills Elementary was heard On July 10 by the Northampton Township Planning Commission. It's a great plan and reiterated how pleased he was this Board was involved in keeping Rolling Hills open.

Solicitor's Report

Mr. Pizzo stated an executive meeting was held this evening prior to the Supervisors meeting. Present were the five (5) board members, the Township Manager, Planning and Zoning Director Mike Solomon, Township Engineers, Kurt Schroeder and Amanda Fuller, and the Township Solicitor himself. A matter involving real estate was discussed. No official action was taken in regard to that. No official action was or is required at this evenings meeting in that regard. The other matter discussed was a matter of litigation. No action was taken nor is official action required this evening as a result of the executive session.

PUBLIC COMMENT

Joe Johnson, 41 Grant Drive, under the Comprehensive Plan Mr. Johnson questioned if the Richboro Plan and Holland Plan were approved. Mr. Pellegrino stated yes and explained. Mr. Johnson questioned the Waverly Development and sidewalk requirement. Chairman Moore explained. Mr. Johnson asked the Board to contact the School District to make sure the area meets safety standards for walking and for crossing the street.

Andrew Gannon, 500 Bustleton Pike, questioned if there will be push button crossing lights at Buck and East Holland Road. Discussion ensued. Mr. Gannon also noted the Bucks County Tour of Honor will be taking place on October 1. Volunteers are needed as guardians. For information go to <http://www.buckscountytourofhonor.org/#!/>

The meeting was adjourned at 8:55 p.m.

Respectfully Submitted,

Frank O'Donnell, Secretary