

The agenda meeting of the Northampton Township Board of Supervisors was held at 6:00 pm.

Present were:

Barry Moore
Eileen Silver
Dr. Kimberly Rose
Frank O'Donnell
Robert Pellegrino
William Wert
Joseph Pizzo
Kurt Schroeder
Amanda Fuller

Agenda items were reviewed and discussed.

The regular business meeting of the Northampton Township Board of Supervisors was called to order at 7:30 p.m.

Members of the Board present were:

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

Members of the Board absent were:

Adam Selisker

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.

CHAIRMAN ANNOUNCEMENTS

Chairman Moore announced Item H regarding a proposed amended ordinance on the Parks and Recreation Board members, and meeting requirements have been removed from tonight's agenda and will be heard at the November 14, 2018 meeting.

Chairman Moore also announced Adam Selisker was appointed on October 10, 2018, as the new supervisor to fill the open seat on the board.

FLAG PRESENTATION

Chairman Moore called Peter Palestina forward. Mr. Palestina introduced Air Force Senior Airman Austin Fizel who was home on leave. Chairman Moore replaced Senior Airman Fizel's Air Force Flag with the United States Flag.

Also in attendance to recognize Senior Airman Fizel was Peter Chong from Congressman Brian Fitzpatrick's Veterans Advocates and Kerry Judge from Senator Tomlinson's Office. Dr. Rose presented a certificate from State Representative Helen Tai.

SPECIAL PRESENTATIONS

Northampton Day Committee Donations

Chairman Moore called forward Steve Breyer Chairman of the Northampton Day Committee to present donations to several organizations within Northampton Township.

Mr. Breyer stated Team Toyota, brought the committee a level of financial support that allowed the committee to not only put forth a great event but also raised enough funds to donate part of the proceeds to local organizations who support our community every day.

Mr. Breyer on behalf of the Northampton Day Committee presented checks in the amount of \$500 to the following organizations:

- Bucks County Heroes Scholarship Fund
- Miracle League of Northampton Township
- Northampton Township Free Library
- Northampton Township Police Department
- Northampton Township Senior Center
- Northampton Township Parks and Recreation Department
- Northampton Township Volunteer Fire Department
- Northampton Township Wall of Honor Committee
- Tri-Hampton Rescue Squad
- Two Scholarships to Northampton Township High School Seniors who volunteered at the Festival.

PUBLIC COMMENT

None was heard.

CONSENT ITEMS

The Board meeting minutes of September 26, September 27, and October 10, 2018 were approved by unanimous consent.

ACCOUNTS PAYABLE

The accounts payable for October 10, 2018, in the amount of \$1,898,930.55, and October 24, 2018, in the amount of \$524,152.61, was approved by unanimous consent.

NEW BUSINESS

Consider Preliminary Final/Subdivision and Land Development Plan-Spring Mill Country Club, 80 Jacksonville Road

Chairman Moore outlined the proposed plan and introduced Ed Murphy, attorney for the applicant. Mr. Murphy introduced Mike Sherr, of Judd Builders the applicant and Chris Jenson of T&M Engineers, the Engineer for the project.

Mr. Murphy stated the property is located along the southeast side of Jacksonville Road, northeast of the intersection with Bristol Road, the proposed project is to subdivide approximately 185 acres into two lots. Lot 1 will consist of approximately 31 acres and will contain 175 townhouses. Lot 2 will contain the existing golf course, which will remain as the required open space for the development. To facilitate construction of the development, the driving range and pitch and putt course will be removed from the current location. Public water and sewer are proposed.

The Board was provided for their review the following information:

1. Gilmore & Associates - Review Letter - September 28, 2018;
2. Pennoni Associates - Review Letter - September 27, 2018;
3. McMahan Associates - Review Letter - October 3, 2018;
4. Township Planning Commission Recommendation - October 10, 2018;
5. Bucks County Planning Commission - Review Letter - July 23, 2018;
6. Draft Copy of the Deed Restriction for the Golf Course Property; and,
7. Copy of the Plan

Mr. Murphy stated the major issues to be decided include the waivers, which are identified on Page 2 of the Gilmore & Associates review letter. At their October 9th meeting, the Township Planning Commission recommended approval of the plan.

Issues that have been extensively discussed throughout the process, include the deed restriction for the remainder of the course, an agreement with the club for excess parking, a fee-in-lieu of sidewalks, additional buffer plantings, and payment of the park and recreation impact fee for each unit. These items have been incorporated into the motion.

A motion was made and seconded (Moore-Rose) to move for approval of the Spring Mill Country Club Subdivision and Land Development, SLD 18-7, subject to compliance with the Township Engineer's review letter dated September 28, 2018, the Township Planner's review

letter dated September 27, 2018, and the Township Traffic Engineer's review letter dated October 3, 2018. It is also recommended that the requested waivers be granted. In addition, the following conditions are as follows:

A fee-in-lieu of sidewalks is required for all Located along the southeast side of Jacksonville Road, northeast of the intersection with Bristol Road, the proposed project is to subdivide approximately 185 acres into two lots. Lot 1 will consist of approximately 31 acres and will contain 175 townhouses. Lot 2 will contain the existing golf course, which will remain as the required open space for the development. To facilitate construction of the development, the driving range and pitch and putt course will be removed from the current location. Public water and sewer are proposed.

For your review, attached is the following information:

1. Gilmore & Associates - Review Letter - September 28, 2018;
2. Pennoni Associates - Review Letter - September 27, 2018;
3. McMahan Associates - Review Letter - October 3, 2018;
4. Township Planning Commission Recommendation - October 10, 2018;
5. Bucks County Planning Commission - Review Letter - July 23, 2018;
6. Draft Copy of the Deed Restriction for the Golf Course Property; and,
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Major issues to be decided include the waivers, which are identified on Page 2 of the Gilmore & Associates review letter. At their October 9th meeting, the Township Planning Commission recommended approval of the plan.

Issues that have been extensively discussed throughout the process, include the deed restriction for the remainder of the course, an agreement with the club for excess parking, a fee-in-lieu of sidewalks, additional buffer plantings, and payment of the park and recreation impact fee for each unit. These items have been incorporated into the draft motion.

A motion was made and seconded (Moore-Rose) for approval of the Spring Mill Country Club Subdivision and Land Development, SLD 18-7, subject to compliance with the Township Engineer's review letter dated September 28, 2018, the Township Planner's review letter dated September 27, 2018, and the Township Traffic Engineer's review letter dated October 3, 2018. It is also recommended that the requested waivers be granted. In addition, the following conditions are as follows:

1. A fee-in-lieu of sidewalks is required for all road frontages where sidewalks are not proposed based upon calculation by the applicant's engineer to be reviewed by the Township engineer. Sidewalks on Jacksonville Road will be reviewed by PennDOT and the Township Engineer for feasibility.

2. A fee-in-lieu of recreation/open space shall be submitted in the amount of \$5,850.56 for each lot.
3. 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.
4. A deed restriction shall be recorded with the record plan for the development preserving the golf course in perpetuity. The restriction shall be in a format acceptable to the Township solicitor.
5. An agreement shall be recorded to accommodate excess parking at the club's current parking lot for visitors of the development.
6. Additional buffering plantings on the southern side of the property shall be planted in accordance with the discussion at the Township Planning Commission meeting.
7. The application is responsible for obtaining any outside approvals that may be necessary, including, but not limited to, DEP, PennDOT, and the Municipal Authority.
8. All easements will be reviewed by the Township Engineer and Township Solicitor for approval.
9. All conditions and recommendations incorporated within the motion and minutes are subject to the Township Solicitor's approval letter.

Chairman Moore called for Board discussion. Discussion ensued among the Board, the Township Engineer, and the applicant's attorney. A major point of discussion was the feasibility of sidewalks. After discussion, it was decided to add to the original motion research the possibility of adding sidewalks on Jacksonville Road and have it reviewed by PennDOT and the Township Engineer for feasibility. Mr. Moore and Dr. Rose agreed to amend their motion to include this addition.

Chairman Moore called for public comment.

Cliff Locasale, 3225 Lilac Avenue, Bensalem raised concern over the contamination at this site of PFOS and PFOA's and the possibility of them being released.

Ron Zemnick, 424 Foxcroft Drive, provided an overview of his involvement in the negotiations to make this development a reality and beneficial to the current residents.

Robert Peifer, 16 Whitman Court, objected to a few of the proposed plans for the project. Asked to see the diagrams of the homes and questioned the timeline for the project.

John Kelly, 12 Whitman Court, thanked the developer for the installation of buffer trees. Questioned if this project falls through will the Township take it over?

Kevin Farrell, 8 Bobby Drive, thanked everyone involved for working together. Mr. Farrell only had one request if Spring Mill Closes down that lights are not put up near Hatboro Road.

Motion Passed 4-0.

PUBLIC HEARING

Consider Ordinance Amending the Recreation Zoning District-Spring Mill Country Club, 80 Jacksonville Road

Chairman Moore opened the hearing at 8:57 pm

Chairman Moore outlined the proposed ordinance and noted the Spring Mill Country Club is currently zoned REC, which permits development in accordance with the standards of the R-1 zoning district. As a result, by-right, 138 single-family detached houses are permitted, which would see the development of the golf course. With the proposed rezoning request, 175 townhouses are proposed with the preservation of the golf course, which would require a text amendment to the REC district. In total, the tract consists of 185 acres. 154.8 acres constitutes the golf course while 30.2 acres will be devoted to the area of the townhouse development.

The following was given to the Board for review:

1. A draft copy of the zoning text amendment amending the REC district;
2. Township Planning Commission Recommendation dated June 13, 2018;
3. Bucks County Planning Commission Review dated October 3, 2018

As required, this ordinance was properly advertised and continued from the July 25th meeting.

A motion was made and seconded (Moore-Silver) to approve an ordinance #599 amending the Northampton Township Zoning Ordinance, specifically Chapter 27, for the purpose of amending sections related to the REC - Recreation District to add uses by right and to provide standards for the development of properties in the REC - Recreation District.

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

Motion Passed 4-0.

Chairman Moore closed the hearing at 9:00 pm.

Chairman Moore called for a recess at 9:01 pm and reconvened at 9:10 pm.

Consider Bids for Replacement of HVAC Insulation at the Library

Mr. O'Donnell stated the bids were opened on October 17, 2018, to remove and replace insulation in the HVAC ductwork at the Library. The insulation is located in the ductwork on the roof of the building and is worn out and holding moisture that is causing roof leaks at the facility. It also no longer provides any insulating value because of its age and condition and has increased utility costs. We expect a significant reduction in Library utility costs when the insulation is replaced.

The Township received 3 bids for this project ranging from \$89,500 to \$165,450. Unfortunately, the low bidder, Mylo Mechanical, LLC did not submit all required documents and it is my recommendation that all bids are rejected and the project be re-bid. A bid summary is attached for your review. Please note that the Township included an alternate bid option to install a better insulation than proposed in the base bid, but given the cost for this product, the Administration recommends not using it.

A motion was made and seconded (O'Donnell-Silver) to reject all bids for removing and replacing insulation in the Library HVAC system and authorize the Township Administration to immediately re-bid the project.

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

Motion Passed 4-0.

Consider Authorization to Advertise an Ordinance prohibiting the Use of Engine Brake Retarders on Almshouse Road and Newtown-Richboro Road

Dr. Rose stated based on residents' complaints, the attached ordinance was prepared to prohibit the use of engine brake retarders on Almshouse Road, and Newtown-Richboro Road between the Warwick Township border, and Holland Road. Pennsylvania law states that the use of engine brake retarders may not be prohibited by a local authority unless prior written approval is obtained from the Department of Transportation. PennDOT recently performed the required study and determined that it would be permissible for the Township to prohibit the use of engine brake retarders on the state-owned roads noted above.

A motion was made and seconded (Rose-O'Donnell) to authorize a public meeting for Wednesday, November 14, 2018 at the Township building at 7:30 PM to consider an ordinance amending the Northampton Township Code, at §15-305.4 prohibiting the use of engine brake retarders on Almshouse Road and Newtown-Richboro Road between the Warwick Township Border, and Holland Road traveling East and West Bound as authorized by the Pennsylvania Department of Transportation.

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

Motion Passed 4-0.

LIAISON REPORTS

Dr. Rose made the following announcements:

- The Historical Commission did not meet this month due to a lack of a quorum. The Commission, however, will be going out to Rolling Hills Elementary to take pictures and document the history of this school.
- The Township is looking for a new Archivist, if you are interested and have experience, send in an application to the Township Manager.
- The Senior Center is actively holding programs and fundraising events, free flu shots are just one of the programs, call the Senior Center for more information on upcoming programs.
- The annual Senior Center Bags and Bling Bingo will take place on Friday, October 26 starting at 6:00 pm. Tickets are \$30 in advance and \$35 at the door.

Mr. O'Donnell made the following announcement:

- The weather really impacted the paving this year, but the Public Works has finally finished paving 8.78 miles of road.
- The Library's 2nd Annual Fall Gala took place on Friday, October 19, 2018, from 7:00 until 10:00 pm. The cost included \$50.00 per person and included live music and a mentalist. The Board is working now on new ideas for next year.
- The Library has many programs available see their website for a complete listing.

Eileen Silver made the following announcement:

- The Northampton Township Veterans Advisory Commission will a ceremony on Veterans Day, November 11, 2018, at 4:00 pm at the Veterans Memorial in front of the Township Administration Building. The bricks that have been purchased throughout the year will be unveiled.
- The Northampton Township Veterans Advisory Commission will hold their annual Wreath Laying Ceremony on December 1, 2018, at the Union Cemetery. Any questions or to donate contact the members of the Veterans Advisory Commission.
- The Civic Center Restrooms are in progress and on schedule.
- Northampton Parks and Recreation in conjunction with Newtown Township is now offering pickleball. Contact the Parks & Recreation Department for more information.
- Halloween Happening will be taking place on Saturday, October 27th. More information can be found on the Parks and Recreation website.

Chairman Moore made the following announcement:

- The Zoning Hearing Board met on October 8 and no action by the Board is needed.
- The Rolling Hills School – Preliminary/Final Plan of Land Development, 340 Middle Holland Road will be heard at the Board of Supervisors meeting on November 14.
- The McDonalds plan will come before the Planning Commission On November 13.
- Fire Prevention Week was held the week of October 8th through the 12th. The open house was held on Friday, October 12, 2018, and was another success.
- Daylight saving time is taking place on Sunday, November 4, so when you turn back your clocks change the batteries in your smoke detectors.
- A drug take-back event will be held on Saturday, October 27 from 10-2 pm.

Manager's Report:

- The 2019 budget will be presented at the Board of Supervisors meeting on November 14, 2018. There is no tax increase being proposed for this year.

Eileen Silver Report continued:

- Council Rock South will be holding an E-Waste collection on Saturday, November 10th a charge of \$30 in cash will be collected for TVs and monitors.

PUBLIC COMMENT

Patrick McGuigan, 38 Rotterdam Road East, spoke on the importance of the Youth Aid Panel and the rise in drug addiction with today's youth.

Andrew Gannon, 500 Bustleton Pike, announced the annual Tour of Honor was held on October 1 great turnout at the Parx Casino and welcome and thank a veteran as they return. The 2nd annual Veterans Expo will be held on Tuesday, October 30, 2018, from 5:30 – 7:30 pm. The Veterans Discount Card program is still available.

The meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

Frank O'Donnell, Secretary