

The agenda meeting of the Northampton Township Board of Supervisors was held at 6:30 pm.

Present were:

Adam Selisker
Eileen Silver
Dr. Kimberly Rose
Frank O'Donnell
Barry Moore
Robert Pellegrino
William Wert
Joseph Pizzo
Jacob Rigg

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:

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

Others present were:

Robert Pellegrino, Township Manager
Jacob Rigg, Township Engineer
Joseph Pizzo, Township Solicitor

PLEDGE OF ALLEGIANCE

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

CHAIRMAN ANNOUNCEMENTS

Viewing of the Board of Supervisor's meeting is available in three ways: In person, live on the website, or live on the Township cable channel, through Comcast or Verizon. Anyone wishing to comment on tonight's agenda, the sign-up sheets are made available in the back of the room or you can send an email to publiccomment@nhtwp.org. Make sure to list your name and address for the record and keep your comments to 300 words or less.

The Board is wearing pink tonight in support of Breast Cancer Awareness.

SPECIAL PRESENTATIONS

Lion's Club Recognition

Dr. Rose called forward the members of Lion's club and presented them with a Certificate of Recognition for all of their volunteer efforts throughout the year. Dr. Rose also presented individual awards to each of the members on behalf of the Board.

Mrs. Anne Lange thanked the Board for the wonderful recognition and also noted the Lion's club is in desperate need of members and asked the community to think about joining to help continue the work that the Lion's club has been doing for years.

PUBLIC COMMENT

None was heard.

CONSENT ITEMS

The Board meeting minutes of September 22, 2021, were approved by unanimous consent.

ACCOUNTS PAYABLE

The accounts payable of October 13, 2021, for \$1,201,088.36 and, of October 27, 2021, for \$1,648,877.72 were approved by unanimous consent.

NEW BUSINESS

Consider Preliminary/Final Plan of Land Development, Railroad Drive for an Office/Warehouse

Mr. Moore called forward the applicants and representatives for the project and asked them to introduce themselves.

Kristin Holmes, P.E., Engineer for the project and noted the attorney and applicant were unable to attend the meeting tonight.

Ms. Holmes briefly outlined the project and Mr. Moore followed up explaining as follows:

Located west of the intersection of Railroad Drive and Richard Road, the proposal is to construct a 128,657 square foot building on a 19.4-acre site. Phase 1 will include a 62,932 square foot contractor's building and storage area. Phase 2 proposes a 17,100 square foot addition to the contractor's building and an additional 48,625 square feet of leasable space. Public water and sewer will serve the site.

The subject property is in the I-1 - Planned Industrial/Office District, which permits construction trade shops, including builders, plumbers, electricians, earthmovers, and utility contractors on a minimum lot size of 2 acres and a minimum lot width of 200 feet.

At their August 10, 2021 meeting, the Township Planning Commission recommended approval of the plan.

The following correspondence was provided:

1. Waiver Letter – Holmes Cunningham Engineering – August 10, 2021;
2. Gilmore Associates – Review letter – July 28, 2021;
3. Pennoni Associates - Review letter – July 20, 2021;
4. McMahon Associates – Review Letter – July 28, 2021;
5. Township Planning Commission Memo – August 11, 2021;
6. Bucks County Planning Commission - Review letter – April 19, 2021;
7. Copy of the Plan

A motion was made and seconded (Moore-Silver) for preliminary/final approval of the Ginko Lot 3 Land Development, SLD 21-2, subject to compliance with the Township Engineer's review letter dated July 28, 2021, the Township Planner's review letter dated July 20, 2021, and the Township Traffic Engineer's review letter dated July 28, 2021. It is further moved that the requested waivers be granted. In addition, approval is 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 fee-in-lieu of sidewalks for \$22,230.08 shall be required. Paying the fee or building the sidewalks will be determined by the applicant and authorized by the Township professionals.
3. A Park and Recreation Impact Fee of \$1,706.15 per 1,000 square feet of gross floor area is required per the terms of the land development agreement and the phasing of the project.
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.
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.

Mr. Pellegrino stated he had a meeting with Brian Blair regarding the fee-in-lieu of sidewalks. Mr. Blair stated he would rather build a sidewalk than pay the fee-in-lieu.

Mrs. Silver questioned if any part of the property was going to be used as retail shops. Ms. Holmes, Engineer for the project stated the project is for industrial use under the permitted use for this project.

Chairman Selisker called for public comment. None was heard.

Motion Passed 5-0.

Consider Resolution Adopting the Bucks County Hazard Mitigation Plan as the Township Hazard Mitigation Plan

Mr. O'Donnell noted as a prerequisite to receiving post-disaster Hazard Mitigation Grant Program funds, Section 322 of the Disaster Mitigation Act of 2000 (DMA 2000) requires state and local governments to develop and submit for approval to the President a mitigation plan that outlines processes for identifying their respective natural hazards, risks, and vulnerabilities.

As a result, the Bucks County 2021 Hazard Mitigation Plan Update has been developed by the Bucks County Emergency Management Agency and the Bucks County Planning Commission in cooperation with other county departments, local municipal officials, and residents.

As part of the process, Northampton Township must adopt the official Hazard Mitigation Plan of the County by resolution.

A motion was made and seconded (O'Donnell-Silver) to approve Resolution No. R-21 22 adopting the Bucks County 2021 Hazard Mitigation Plan Update as the official Hazard Mitigation Plan of the Northampton Township.

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

Motion Passed 5-0.

REPORTS

Dr. Rose made the following announcements:

- The Halloween Happenings will take place at the Municipal Park again this year. On Saturday, October 30th with a rain date of Sunday, October 31st. There will be a scarecrow contest, costumes, and parades. See the Parks and Recreation website for additional details.
- Parks and Recreation are hosting a Charities(non-profit) showcase website link, during November, see the website at www.northamptonrec.com for more information.
- The Northampton Township Pre-School is now a licensed school. There are still a few spots open contact Barb Primavera at 215-357-5396 for more information.
- The Parks and Recreation Departments are providing virtual and in-person classes, and programs. Go to northamptonpa.myrec.com for current information on the various classes, activities, and programs being offered. Masks are required for in-person classes.

- Parks and Recreation gift certificates are available and would make great holiday gifts.
- Mrs. Clause will be visiting the Wetzell Pavilion on Saturday, December 4th. Register for this event on the Parks and Recreation website.
- If you are 55 or older memberships are available for the Senior Center, call 215-357-8199 for more information, or all things happening at the Senior Center go to their new website www.northamptonsc.com.
- The Senior Center will be selling Wreaths as a fundraiser, call the center for more information.
- December 3rd the Senior Center will host their annual Holiday Marketplace.

Mr. O'Donnell made the following announcements:

- The Northampton Bucks County Municipal Authority has reviewed its budget and has stated there will not be a rate increase this year.
- The Veterans Advisory Commission is looking to place commemorative bricks at the Dembowski Memorial Park for all Northampton Township residents who were Killed in Action (KIA). If you have any information or family members, send the information to the Township.
- The Council Rock Achieve students continue doing a wonderful job of cleaning up the Dembowski Memorial Park. The Township thanks them for keeping the park in good shape.

Mr. Moore made the following announcements:

- On October 11th the Zoning Hearing Board heard and approved a variance for the Richboro Swim Club to put up a structure enclosing a portion of the pool so it can be used year-round.
- On November 8th the Zoning Hearing Board will review the property at 960, 966, and 970 for consideration of a Dunkin Donuts, and another Commercial Restaurant.
- The following developments are in progress: Spring Mill Country Club, Waverly Sub-Division, and Mar Mar Properties. The Giant Supermarket is planning on opening in 2022.
- The WaWa meeting has been scheduled for November 10th at 7:00 pm. The WaWa applicant will be present to discuss the project and answer questions.

Mrs. Silver made the following announcements:

- The Library has changed its hours due to staff shortages, see their website for days and times.
- There are open part-time positions at the Library see their website for full details
- The Administration is in the process of interviewing a New Director for the Library.

- A voting drop box has been installed at the Library and is available during normal Library hours and is manned by workers from the County.

Chairman Selisker made the following announcements:

- Fire Prevention Week was held on Saturday Morning October 9th at the Municipal Park. This outdoor event represented all three firehouses. It was a great turnout.
- The Drug Take-Back Program that was recently held was a very successful event. This is a safe effective way to get rid of unwanted or unused prescriptions.
- Reminder, Halloween is just around the corner, keep an eye out for pedestrians and be safe.
- Daylight savings is a reminder to change your clocks and change your batteries on your smoke detectors and carbon monoxide alarms.

Chairman Selisker presented Eileen Silver with flowers in honor of her Birthday on behalf of the Board and staff.

MANAGER'S REPORT

Nothing to report.

Mrs. Silver reminded the Board about the Police Department's upcoming Food Drive.

SOLICITOR'S REPORT

An executive session was held before tonight's meeting for approximately 30 minutes. The members of the Board, Mr. Pellegrino, Mr. Wert, the Township Engineer, and Mr. Pizzo himself were in attendance. A matter of pending litigation was discussed. No action was taken during the executive session and no action was taken tonight regarding the executive session.

ENGINEER'S REPORT

Nothing to report.

PUBLIC COMMENT

Chairman Selisker called for public comment.

The following persons spoke against the construction of a new Wawa to be located at the intersection of Buck Road and Rocksville Road. They raised concerns about the impacts on neighborhoods, environmental concerns, health issues, traffic issues, pollution, trash, accidents, speeding, quality of life, and crime.

Carol Reifsteck, 54 Twist Drive
Sharon Furlong, 133 Bristol Avenue, Festerville-Trevoise
Pam Duffey, 125 Hope Road
Joan Chak, 250 Lakeview Drive
Tom Bucher, 669 Holland Road
Brett Duffey, 125 Hope Road
Mark Gribman, 121 Hope Road
Georgia Weiss, 102 Hope Road
Gerry Duffey, 125 Hope Road
Ilya Breyman, 290 Holland Road
Christine Richardson, 64 W. Rambler Drive
John Bishop, 124 Merry Dell Drive
Diane Marrazzo, 2422 2nd Street Pike
Suzanne Klaus, 24 Ronald Drive
Michael Torrente, 502 Buck Road
Jeffrey Gwynn, 70 W. Rambler Drive
Barb Scannapieco, 75 Hope Road

Reports Continued:

Mr. O'Donnell mentioned as the liaison to the Veterans Advisory Commission and a Veteran himself, invited everyone to attend the Veterans Day Ceremony on November 11, 2021, at 5:00 pm in front of the Administration Building, 55 Township Road.

Chairman Selisker announced the Police are hosting a Thanksgiving Food Drive, Drive-Thru. This food drive will take place on Saturday, November 13, 2021, from 9:00, am until 2:00 pm. Bring items preferably related to Thanksgiving but any donation will be accepted.

The meeting was adjourned at 9:08 p.m.

Respectfully Submitted,

Frank O'Donnell, Secretary