

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

Present were:

Adam M. Selisker
Dr. Kimberly Rose
Robert Salzer
Joseph Pizzo
Amanda Fuller
Dear Carr
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
Robert Salzer
Dr. Kimberly Rose

Members absent were:

Barry Moore
Paula Gasper
Robert M. Pellegrino, Township Manager

Others present were:

William Wert, Assistant Manager
Amanda Fuller, 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 West York Borough Police Officer Andrew Duarte

SPECIAL PRESENTATIONS

PUBLIC COMMENT

- Liz Youse, a resident of Churchville, spoke against item 9k, the Mill Race Inn Redevelopment, urging the board not to support the proposal. She argued that the property is generational wealth for the Township and should be preserved as open space, potentially as a Greenway connecting the Churchville Nature Center and Playwicki Farm Park. She also raised concerns about increased traffic and the need for more public input, suggesting a postponement of the decision.

- Dawn White: A resident of Holland, PA, expressed concerns about the height of the proposed four-story building for the Mill Race In redevelopment, worrying it would set a precedent for similar developments. She also raised concerns about increased traffic on Holland Road, Chinquapin Road, and Buck Road, potential accidents, the impact on the watershed and possible flooding. Additionally, she questioned the timing of the project about planned road repairs.
- Alyssa White: A resident shared concerns about traffic congestion, precedent-setting, and watershed impact. She argued that widening the bridge would not alleviate traffic due to the area's topography and that the impervious surface from the condos would create watershed issues. She also noted that allowing a variance could lead to more variances in the future.
- Joe Johnson: A resident, inquired about the financing for the Mill Race Inn Redevelopment, asking if the developers had secured financing and if there was a timeline in place to prevent the township from being by the project if financing fell through.

CONSENT ITEMS

BOARD MINUTES

The Board meeting minutes of January 6, and for January 22, 2025, were presented by Chairman Selisker.

ACCOUNTS PAYABLE

The accounts payable for January 29, 2025, 683,561.61 for \$683,561.61, February 12, 2025, for \$1,359,100.80 and February 26, 2025, for \$725,388.59 were presented by Dr. Rose.

The following consent items were presented by Chairman Selisker:

Consider Resolution R-251A Authorizing Planning Module Submission, Trylia, 149 Bridgestone Drive

Consider Resolution R-25-1B Authorizing Planning Module Submission, Kozachyn, Ironworkers Circle

Consider Amended Waiver Requests Bucks County Roses, SLD 22-1, Buck Road

- Minor revisions to their land development plan, changing the road from public to private.
- Requested an area that will be used for access to the future rail trail.
- Requested a waiver on the sidewalk on Buck Road.

Consider Resolution R-25-5 Declaring and Rescinding Snow Emergency Declarations for January 19, 2025

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

Motion Passed 3-0.

PUBLIC HEARING

Consider a Zoning Ordinance Amendment to the Village Overlay District Supplemental Regulations

Chairman Selisker opened the hearing at 7:17 pm.

Mr. Salzer outlined the ordinance highlighting the amendment aims to advance the purpose of the Village Overlay District to adopt the blighted Waterfront Redevelopment area. The ordinance was available for public review and had been recommended for approval by the township and County Planning commissions.

A motion was made and seconded (Salzer-Rose) to approve Ordinance #623, which amends the Northampton Township Zoning Ordinance, specifically Chapter 27, for the purpose of creating the Blighted Waterfront Redevelopment Area.

Chairman Selisker called for Board comment. None was heard.

Chairman Selisker called for public comment.

Dawn White, a resident, commented that the Mill Race Inn is in such disrepair that the project would essentially be a new construction and not a historical redo.

Motion passed 3-0.

Chairman Selisker closed the hearing at 7:20 pm.

NEW BUSINESS

Consider Preliminary/Final Land Development Plan, of Subdivision and Land Development, Mill Race Inn Redevelopment, SLD 23-2

Mr. Salzer called forward the representatives for the project and asked them to introduce themselves and highlight the proposal and waivers requested:

Mike Meginniss from Begley, Carlin and Mandio Law Firm and Heath Dumack from Dumack Engineering presented the plan for the redevelopment of the Mill Race Inn property. The proposal includes the construction of two four-story condominium buildings with elevators, parking improvements, public water and sewer, and underground stormwater facilities. There will be 33 age-restricted (55+) for-sale market-rate condominium units and redevelopment of the Mill Race Inn itself, which will have an approximately 250-square-foot footprint of office space. An association will be created. The project is privately financed.

The presenters noted that the unit count was reduced from 39 to 33, and an easement was redesigned to a lot line change. They received a recommendation for approval from the Planning Commission in April 2024.

Mr. Salzer noted the following correspondence was provided to the Board for review:

1. Gilmore Associates – Review letter -November 5, 2024.
2. Bowman Engineering – Review Letter – November 4, 2024.
3. Fire Marshal Memo-December 3, 2024.
4. Township Planning Commission Memo – April 10, 2024.
5. Bucks County Planning Commission - Review letter – July 7, 2023; and,
6. Copy of the Plan

A motion was made and seconded (Salzer-Rose) for preliminary/final land development the Mill Race Inn Redevelopment, SLD 23-2, subject to compliance with the Township Engineer’s review letter dated November 5, 2024, the Township Traffic Engineer’s review letter dated November 4, 2024, and the Fire Marsal’s review memo dated December 3, 2024. Approval is subject to the following conditions:

1. Waivers shall be approved subject to compliance with the items identified in November 5, 2024, correspondence from Gilmore Associates as they relate to conditional requirements for waiver support.
2. The full plan set shall be revised to identify a lot line change so that all units are one tax parcel as opposed to an easement for dwelling unit construction.
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. In addition, all documents related to shared parking and access shall be provided.
4. Homeowners’ Association documents shall be reviewed by the Township solicitor
5. A fee-in-lieu of recreation/open space shall be submitted for \$7,195.46 for each new unit per the terms of the development agreement.
6. A fee-in-lieu of sidewalks is required for \$19,473 as calculated by the Township engineer. The fee shall be payable per the terms of the land development agreement.
7. The Township shall have final review and approval of building architectural renderings to ensure compliance with the Village Overlay District requirements.
8. The applicant is responsible for obtaining any outside approvals that may be necessary, including, but not limited to the DEP, the Conservation District, PennDOT, and the Municipal Authority. Further, approval is granted for the submission of any document that may be required as part of the sewage facilities planning process.

9. 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. Salzer mentioned that a flood in 1999 made the site undesirable and that this is the only plan that has advanced this far. He emphasized that the property is blighted and poses a liability to the Township, adding that the redevelopment of the site has taken much longer than expected.

Dr. Rose highlighted that this has been an ongoing issue since her time on the Board. She emphasized the importance of preserving as much of the historical Mill as possible. Acknowledging the challenges of developing the property, she also noted that there could be some traffic concerns during the development process.

Chairman Selisker answered the questions that arose regarding the financing of the project and noted there have been numerous complaints regarding the blighted property and the need for redevelopment there.

Chairman Selisker called for public comment. None was heard.

Mr. Pizzo the Solicitor for the Township asked that the following be added to the motion. The Board agreed. The lot line change will be consistent with the plan that was submitted to the Township prepared by Mr. Dumack entitled lot line change plan 183 and 207 Buck Road dated May 23, 2023, with four (4) revisions so that was submitted and that's the lot line change that would be approved as part of the action and would be reflected on the record plan.

Motion Passed 3-0.

Mr. Pizzo left the meeting and Mr. Ken Farris took his position on the Board to fill in for Mr. Pizzo.

Consider Resolution R-25-6 Authorizing Destruction of Documents

Dr. Rose stated the purpose of the resolution is to comply with the Pennsylvania Municipal Records Act and the Township's record retention policy. The Township Administration periodically reviews its paper files and completes an inventory of the files that can be discarded under the Township's record retention policy, which is aligned with the Pennsylvania Municipal Records Act.

To comply with the Act, the Board must pass a resolution specifying the records before approving their disposal. A copy of the resolution lists Township records that the Administration is recommending for disposal under the PA Municipal Records Act.

A motion was made and seconded by (Rose-Salzer) to adopt Resolution R-25-6 authorizing the destruction of certain Township records meeting the minimum retention requirements of the PA Municipal Records Act.

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

Motion Passed 3-0.

REPORTS

Dr. Rose made the following announcements:

- Senior center update: The center has welcomed 30 new members and 15 renovations since January.
- The center will host their first-ever Mardi Gras breakfast on Tuesday, March 4th, tickets are \$22 on sale at the Senior Center now.
- On Thursday, March 6 Center members and their guests will be attending the ultimate Elvis show at the Bristol Riverside Theater. The trip includes a delicious lunch at the historic King George II Inn and guess what the trip is sold out.
- New extended hours visit the center Monday through Friday 8:30 to 5:00: Tuesdays and Thursdays from 8:30 to 8:30.
- 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: Not Present

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.
- A public meeting was held at the library to update the residents on the PFOA/PFOS issue.
- Phase one of the project is approved and funded.
- Pressure is constantly being applied to help our residents in every way possible

Mr. Moore made the following announcements: Not Present

Chairman Selisker made the following announcements:

- Pre-work for the Buck Road Project will be done by the Northampton Bucks County Municipal Authority then PennDOT will come in to finish the project.

- Keep an eye if you haven't signed up for the township email service it's a great way to keep up to date on what's happening in the township.
- The Fire Department will be offering free CPR classes four (4) times this year.
- The Fire Department has instituted a smoke detector assistance program if you know somebody that is having trouble either changing the batteries sometimes some of our seniors need some assistance or if you visit someone and you notice that they don't have smoke detectors working whatever if you give us a call free of charge for our Township residents here we'll we're happy to go out to their home take a look at what they have if they need a detector we'll provide one but we'll make sure that everybody has the right protection.

MANAGER'S REPORT:

- Bill Wert Acting Manager, due to Mr. Pellegrino's absence, reported that the Pennsylvania Department of Transportation announced that they have been awarded \$2.4 million in Grants for the automated red light enforcement program. Northampton Township received a grant for \$760,000 for improvements to pedestrian and operational efficiencies on Buck Road.

ASSISTANT MANAGER'S REPORT

- No Report.

SOLICITOR REPORT

- No Report.

ENGINEER'S REPORT

- Construction will likely start at the end of March or early April for the Northampton Crossing Basin retrofit project

PUBLIC COMMENT

Joe Johnson, a resident, asked for an update on the bid openings for the sale of the police station.

Mr. Wert responded that the Administration Department and the Board are still reviewing those applications and anticipate discussing them at the next meeting.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Paula Gasper, Secretary