

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  
Paula Gasper  
Barry Moore  
Robert M. Pellegrino  
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  
Paula Gasper  
Barry Moore

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, and emergency service personnel.

#### **SPECIAL PRESENTATIONS**

On behalf of the Board, Paula Gasper recognized National Library Week, which will be held from April 6th to 12th, 2025. Library Director Wayne Lahr was present and thanked the Board and his staff for their support. He mentioned that the library is doing "big things" and has received incredible support since he arrived in 2022. A member of the public, Bobby Fine, also spoke about the amazing staff at the library and the various resources available through different apps. It was noted that the library has approximately 150,000 visitors every year.

## **PUBLIC COMMENT**

- Liz Youse, a resident of Churchville, asked about the ownership and status of the old police station property, the timeline for its redevelopment, how citizens can express their opinions, and whether a town hall could be held.
- Ed Mayer, resident, spoke in support of agenda item 9G, the proposal for the sale and redevelopment of 50 Township Road into a mini Town Center by the Richboro Owners Group. He emphasized the benefits of local development, keeping dollars in the community, supporting small businesses, and revitalizing the Courier Times property.
- Dawn White: A resident of Holland, PA, initially had questions about a proposal for the Township Road site but realized it was likely covered under the agenda item. She mentioned improvements to the website but stated she hadn't seen the specific proposal details.

## **CONSENT ITEMS**

### **BOARD MINUTES**

The Board meeting minutes of February 26, 2026, were presented by Paula Gasper.

### **ACCOUNTS PAYABLE**

The accounts payable for March 12, 2025, for 1,521,855.88, and March 26, 2025, for \$1,244,771.00 were presented by Dr. Rose.

The following consent items were presented by Chairman Selisker:

Consider Right-Of-Way Applications for Fir Drive Pedestrian Crossing.

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

**Motion Passed 5-0.**

## **PUBLIC HEARING**

### **NEW BUSINESS**

#### **Consider Preliminary/Final Land Development Plan, of Subdivision and Land Development, 1280 Grenoble Road Subdivision, SLD 24-5**

Mr. Moore called forward Mr. Ed Murphy, Attorney for the project and the applicant. Mr. Moore noted the Township received a proposal to subdivide a 10-acre parcel on Grenoble Road in Ivyland into two just over 5-acre lots. The applicant had already received approval from the Zoning Hearing Board and the Planning Commission.

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

1. Waiver Request Letter - December 11, 2024;
2. Bowman Engineering - Review Letter -January 6, 2025;
3. Township Planning Commission - Memo -January 15, 2025;
4. Bucks County Planning Commission - Review letter - December 9, 2024; and,
5. Copy of the Plan

A motion was made and seconded (Moore-Rose) to approve the preliminary/final subdivision and land development approval of the 1280 Grenoble Road Subdivision, SLD 24-5, subject to compliance with the Township Engineer's review letter dated January 6, 2025. It is also recommended that the requested waivers be granted. Approval is subject to the following conditions:

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. In addition, the stormwater management facility shall be a communal basin managed by an association or similar entity subject to approval by the Township solicitor of the applicable documents.
2. A fee-in-lieu of recreation/open space shall be submitted in the amount of \$7,195.46 for the proposed new lot per the terms of the development agreement.
3. The applicant is responsible for obtaining any outside approvals that may be necessary, including, but not limited to the DEP, Conservation District, Health Department, and the Municipal Authority. Further, approval is granted for the submission of any documents that may be required as part of the sewage facilities planning process.
4. All conditions and recommendations incorporated with the motion and minutes are subject to the Township Solicitor's approval letter.

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

**Motion Passed 5-0.**

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

**Consider Bids for 2025 Road Materials**

Mr. Salzer outlined the BidOn behalf of the Bucks County Consortium, Solebury Township advertised bids for bituminous asphalt materials and stone on February 5th and 11th, 2025. The bids were received and opened on Monday, February 24, 2025, at 10 am at Solebury Township Municipal Building.

The following was provided to the Board. Proof of publication, bid tabulation sheet prepared by Solebury Township, and bid tabulation sheet including delivery and pickup prices specific to Northampton Township as prepared by Gregory J. Hucklebridge, Public Works Director.

I recommend a contract be awarded to:

1. Eureka Stone Quarry Inc, Chalfont, PA for 1B ½" Stone, 2B ¾" Stone, 4 Stone Ballast, 2A Stone Mix
2. Plumstead Materials, Plumsteadville, PA for R-4 Stone, R-5 Stone, R-6 Stone and R-7/R-8 Stone
3. Miller Materials, Doylestown, PA for Super Pave 9.5mm & 19.0mm Wearing, Super Pave 19.0mm & 25.0mm Binder, and Super Pave 25.0mm Base
4. Walter R. Earle – Morrisville LLC, Farmingdale, NJ for QPR Cold Patch/High-Performance Patch (picked up in Morrisville, PA)
5. Hei-Way, LLC, Sarver, PA for QPR Cold Patch/High-Performance Patch (delivered)
6. Asphalt Maintenance Solutions, LLC, Center Valley, PA for Crackmaster 4305 Cracksealer

The Township is expected to pave, micro-surface, and/or nova chip approximately 10 miles of road system this year. The estimated cost for the materials under this bid is approximately \$895,000.00.

A motion was made and seconded by (Salzer-Gasper) to award contracts for various road paving and related maintenance materials to Eureka Stone Quarry, Chalfont, PA; Plumstead Materials, Plumsteadville, PA; Miller Materials, Doylestown, PA; Walter R. Earle – Morrisville LLC, Farmingdale, NJ; Hei-Way, LLC, Sarver, PA; and Asphalt Maintenance Solutions, LLC, Center Valley, PA as recommended by the Public Works Department, at their bid prices to the Bucks County Consortium.

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

**Motion Passed 5-0.**

**Consider Proposals for Sale and Redevelopment of 50 Township Road (former Police Station)**

Mrs. Gasper explained The Bucks County Redevelopment Authority issued an RFP in November 2024 and received three proposals, but one from Dallas Properties LLC did not meet requirements. The two remaining proposals were from BFI Construction LLC (physical therapy and sports rehab facility) and Richboro Owners LLC (mini Town Center).

The following are the two qualified proposals received. And a brief description of their intended uses for the property:

**BSI Construction, LLC**

This proposal is to convert the existing building and pole barn into a physical therapy and sports rehabilitation facility. The proposed tenant is Petroski Physio, a sports-focused rehabilitation facility that primarily caters to athletes with a focus on surgery recovery and injury prevention. The facility will offer tailored programs and advanced rehabilitation techniques to support amateur and professional athletes in their recovery and performance goals. The proposed purchase price is \$940,000.

**Richboro Owners, LLC**

This proposal envisions the proposed property combined with the former Courier Times property as a mini “town center”. The proposed uses include a brewery/restaurant, sushi/Japanese restaurant, yoga/Pilates/health and wellness use, creamery, and other uses as permitted by zoning that complements the “town center” concept. The proposed purchase price was originally \$900,000 but the purchase price was increased to \$950,000 in a subsequent letter from the developer dated February 18, 2025.

All proposals are subject to planning and zoning approval before settlement. This means that once the BCRDA enters into an Agreement of Sale on behalf of the Township, the selected developer must proceed through the land development process, requiring fully engineered plans for review by Township staff and professionals, the Bucks County and Township Planning Commissions, and receive final land development approval by the Board.

A motion was made and seconded (Gasper-Moore) to authorize the Bucks County Redevelopment Authority to enter into an Agreement of Sale with **Richboro Partners, LLC** for the sale and redevelopment of 50 Township Road, and authorize the Township Manager, on behalf of the Township, to execute all required documents related to the sale and redevelopment of the property.

Chairman Selisker called for Board comment:

Mr. Moore stated the proposed Town Center will create jobs and a large tax base.

Mr. Salzer stated that benchmarks will still need to be met. Emphasizing the developer will still need to go through the land development approval process, which includes public input opportunities.

Dr. Rose noted both proposals are good, but Richboro Owners are proposing 1600 Square Feet of Retail Space, 26,000 feet of greenspace, and an open-air concept. Richboro Owners is the better option.

Chairman Selisker explained the process of the proposals and noted Richboro Partners offered \$950,000. This is \$10,000 over what BSI offered. This proposal will beautify the area and remind everyone they will still need to go through the entire land development process.

**Motion Passed 5-0.**

**REPORTS**

Dr. Rose made the following announcements:

- Reported on various Senior Center activities, including the start of golf and billiards leagues, upcoming bocce league registration, a lottery, an Earth Day composting workshop, a fraud prevention presentation by the Police Department, and a Spring Fling shopping event.
- Highlighted Parks and Recreation events for April, including a Broadway trip and an egg sign hunt. Summer camp registration is almost full.
- Members of the Parks and Recreation Department attended the Pennsylvania Recreation and Park Society conference.
- 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](http://www.northamptonrec.com).

Mrs. Gasper made the following announcements:

- An update from the Veterans Advisory Commission, announcing the Memorial Day celebration on May 26th at 9:00 AM at Dembowski Memorial Park, preceded by a flag-raising ceremony at 8:00 AM at the Township Building.
- Residents can purchase bricks to honor veterans at the Veteran Memorial in front of the Township Administration Building.
- Several events are being hosted by State Representative Kristen Marcell, including a Senior Expo, a shredding event, and a veterans lunch.
- The Library is considering the use of OPN Architects for a master concept visioning and feasibility study.
- The library board approved working with a new website designer, Library Site Works.
- The Library Director hosted a breakfast for the Northampton Township Business and Professional Association.
- A volunteer lunch is scheduled for April 6th.
- A former member of the Northampton Free Library, Dr. Charles Beam received the 2024 Lindback Distinguished Teaching Award.

- The Historic Commission welcomed new members Johanna Hartman English, Jordan Sui, and Michael Yankelovich.
- Work continues on the cemetery restoration project for the Addisville Reformed Church Cemetery and the Feaster Van Horn Cemetery.
- A new exhibit titled "A Local Veteran and World War II" is on display at the Free Library until July.
- The Historical Commission is taking orders for historic house plaques

**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.
- Emphasized the bipartisan efforts to force remediation by the Navy and encouraged impacted residents to contact the Municipal Authority.

Mr. Moore made the following announcements:

- A proposed townhouse development at Jacksonville Road and Commerce Drive was withdrawn by the applicant.
- A meeting was held with the Council Rock School board regarding the fully approved full-day kindergarten in the Council Rock School District starting in September 2025, noting no redistricting is required and the low cost to township residents.

Chairman Selisker made the following announcements:

- No Report.

**MANAGER'S REPORT:**

- No Report

**ASSISTANT MANAGER'S REPORT**

- PECO contractors from Asplundh Tree Service would be trimming power lines throughout the Township during the spring, with a map of the work areas on the township website.
- The Iron Works Creek sidewalk project on Second Street Pike will begin next week, connecting sidewalks from Tanyard Road to the Crossings Plaza and Produce Junction.
- The Township Administration has newly launched a Capital Project Portal on the Township website, where information and updates on major township projects will be posted.

- Reminder to sign up for news alerts on the Township website to keep informed on upcoming news and projects.

### **SOLICITOR REPORT**

- The Board of Supervisors held an executive session before the meeting for approximately an hour, which involved the Board members, Township Manager, Assistant Township Manager, Township Engineers, and for part of the session, Jeff Darwok from the Bucks County Redevelopment Authority. The session discussed a potential sale of real estate (on which action was taken during the meeting) and pending litigation, with no official action taken on the latter.

### **ENGINEER'S REPORT (Gilmore and Associates)**

- Provided an update on the Northampton Crossing Basin retrofit project, stating that construction is scheduled to begin next week and will take approximately 3 to 4 weeks. The project is funded through a DEP grant.

### **ENGINEER'S REPORT (Bowman Associates)**

There are three upcoming bids/proposals as follows:

- The Jacksonville bump-out project (due April 8th),
- Milling Program for 2025 summer repaving (due April 11th),
- Traffic Signal proposed at St. Leonard's Road (due April 11th).

### **PUBLIC COMMENT**

Dawn White, resident, expressed appreciation for the new website. She inquired about updates to the Holland Master Plan, particularly in light of changes and the Wawa project, and asked about timelines for state-led infrastructure projects in Holland. Mr. Pellegrino clarified that master plans are typically updated every 10 years and individual projects don't necessarily trigger updates. He also clarified that the development near Mill Race in Holland consists of condominiums, not apartments. There is no current timeline from the developer for that project, and its progress is not dependent on the state's bridge work. Mr. Carr stated he did not have a timeline for the Holland Road/Buck Road improvement project, which is state-funded. He provided details on the status of the Buck Road streetscape project and two roundabout projects (Jacksonville/Almshouse and Richboro), noting that these are long-term projects. The Bucks County Water and Sewer Authority will begin utility relocation work on Buck Road later this year in advance of the bridge project. Efforts are being made by PennDOT to keep traffic open during the Buck Road bridge construction, though some short-term closures are expected. The overall Buck Road project aims to improve traffic flow in Holland by addressing the bridge width and the Buck Road/Old Bristol intersection.

Allyssa White expressed concerns about environmental impacts, green spaces, high-density housing rumors, historical preservation, and complicated road projects. She appreciated the green space aspect of the Town Center project. Regarding road projects, she suggested



alternative solutions for traffic issues at the Holland and Buck Road intersection and voiced her dislike for roundabouts in high-traffic areas. She also expressed concern about the loss of green space due to development.

Joe Lombardo, resident, thanked the board for approving road materials and for their commitment to paving 10 miles of road, noting the need for road repairs and pothole filling.

Ranjan Mukherjee, resident, thanked the board, and library staff (past and present), and praised the new website. He raised concerns about the Mill Race condominium project being in a flood zone, questioning the wisdom of building housing in such areas and the potential impacts on insurance and safety during severe weather events.

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

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Paula Gasper, Secretary